

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

THE PENSION BUILDING
441 F STREET, N.W., SUITE 312
WASHINGTON, D.C. 20001

202-504-2200
202-504-2195 FAX

MEETING OF THE COMMISSION OF FINE ARTS

14 September 1994

AM 10:30 CONVENE, 441 F Street, N.W., Washington, D.C. 20001

I. ADMINISTRATION

A. Approval of minutes:

27 July 1994

B. Dates of next meetings:

20 October 1994

17 November 1994

C. Reappointment of Stephen Muse to Old Georgetown Board.

D. Vending on the Mall; report.

II. SUBMISSIONS AND REVIEWS

A. National Park Service, National Capital Region

CFA 14/Sept/94-1, Memorial to honor the men and women who have served in the United States Air Force and its predecessors. Site selection.
(Previous: CFA 27/Jul/94-1.)

B. Smithsonian Institution

CFA 14/Sept/94-2, National Zoological Park, Washington, D.C. Design for new concessions building and landscaping.

C. General Services Administration, National Capital Region

CFA 14/Sept/94-3, Ariel Rios Building, 12th and Pennsylvania Avenue, N.W. Completion of unfinished end wall. Confirmation of working drawings.
(Previous: CFA 17/Mar/94-6.)

II. SUBMISSIONS AND REVIEWS continued, 14 September 1994

D. Federal Bureau of Investigation

CFA 14/Sept/94-4, J. Edgar Hoover Building,
9th and Pennsylvania Avenue, N.W.
Alteration of panels at sidewalk level.
(Previous: CFA 18/Jun/92-5.)

E. District of Columbia Department of Consumer and Regulatory Affairs

1. Shipstead-Luce Act

- a. S.L. 94-34, 300 D Street, S.W.
Design Center. New window openings.
Permit.
- b. S.L. 94-58, 201 17th Street, N.W.
Renovations and new terrace level,
Organization of American States.
Revised design. (Previous: CFA 19/
May/1994.)
- c. S.L. 94-88, 2607 Klinge Road, N.W.
Design for new house. Conceptual.
(Previous: CFA 27/Jul/94.)
- d. S.L. 94-98, 51 Louisiana Avenue, N.W.
The Acacia Building. Design for
building addition. Conceptual.
- e. S.L. 94-99, 4611 Colorado Avenue, N.W.
Design for new house. Conceptual.
- f. S.L. 94-100, 601 Pennsylvania Avenue,
N.W. The Capital Grille. Alterations
and new canopy. Permit.
- g. Appendix I.

2. Old Georgetown Act

- a. Appendix II.

III. National Capital Planning Commission

CFA 14/Sept/94- , Master Plan for the future of the
Monumental Core. (Previous: 17/Mar/94-13.)

SHIPSTEAD-LUCE SUBMISSIONS

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
S.L. 94-53	601 Pennsylvania Avenue, N.W.	Alterations
HPA. 94-307	The Capital Grille	and new canopy - conceptual

ACTION: Returned without Action. Case superseded by case no S.L. 94-100.

S.L. 94-93	1801 F Street, N.W.	Flag pole
HPA. 94-489	Dacor Bacon House Association offices	- permit

ACTION: Recommend AGAINST issuance of permit for proposed in ground flag pole which is considered inappropriate to the historic building in this location.

S.L. 94-94	2900 Benton Place, N.W. Robert Lehrman Residence	Additions, walls, pool and new structures - permit
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ACTION: No objection to issuance of permit for proposed additions to residence. Working drawings conform to approved concept. See previous Action (S.L. 94-72). Approval extends to proposed retaining wall, landscaping, pool, and to garage and studio structures.

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
S.L. 94-95	2130 P Street, N.W. Quadrangle Soho Tea & Coffee	Outdoor cafe and signs - permit

ACTION: Recommend AGAINST issuance of permit for signs as proposed. Recommend study for single sign on transom over door only or for screen painted graphic decals which conform to the dimensions of the windows. Although there is no objection to a sidewalk cafe in this location, the Commission questions the desirability of placing an outdoor seating area over the ventilation and access grilles in the sidewalk. Provide information on actual location of grilles at sidewalk and details of railing around seating area.

S.L. 94-97	800 Connecticut Avenue, N.W. Hastings Development Corp.	Signs - permit
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ACTION: No objection to issuance of permit for two proposed signs on existing sign boxes or to proposed individually-mounted brass letters over door.

OLD GEORGETOWN SUBMISSIONS

NO.	ADDRESS AND OWNER	PROJECT
O.G. 94-108	3222 M Street, N.W.	Alterations and
HPA. 94-386	Georgetown Park	canopy over stair
	F.A.O. Schwartz	- permit

ACTION: No objection to issuance of permit for proposed canopy supported by metal posts painted the same green as the existing exterior trim found elsewhere at Georgetown Park. The canvas canopy will be a solid dark green ONLY with lettering size as shown on supplemental drawings received and dated September 1994.

O.G. 94-122	3323 P Street, N.W.	Addition of 2nd
HPA. 94-441	Robert L. Moore	floor to garage
	Residence	- concept

ACTION: Recommend AGAINST concept design for proposed addition of second floor to garage which is inappropriate to this historic property. There was no response to the design modifications recommended by the Board.

O.G. 94-134	3251 Q Street, N.W.	Driveway and new
HPA. 94-465	Harry N. Panopoulos	curb-cut, wood
	Residence	fence - permit

ACTION: Recommend AGAINST issuance of permit for the proposed driveway and new curb-cut which would require the removal of an existing street tree on public space and provide a substandard driveway.

O.G. 94-135	1226 36th Street, N.W.	Handicapped access
HPA. 94-467	Clyde's Restaurant Group	ramp - alternatives
	1789 Restaurant	- permit

ACTION: No objection to issuance of permit for changing slope of sidewalk for handicapped access to restaurant entrance as shown in supplemental drawings received and dated September 1994.

14 September 1994

APPENDIX II

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 94-136	3019 N Street, N.W.	New windows
HPA. 94-468	Dr. and Mrs. Morad Residence	on rear facade - permit

ACTION: Returned without Action. Proposed work is not visible from public space. Refer to the Historic Preservation Review Board.

O.G. 94-137	3263 M Street, N.W.	Pave rear yard,
HPA. 94-479	M.B. McDermott Mixed-use	add masonry walls - permit

ACTION: Recommend AGAINST issuance of permit. Information provided is inadequate for review. Applicant has not responded to requests for clarification and additional drawings.

O.G. 94-138	1618 Wisconsin Avenue	Projecting sign
HPA. 94-495	Dorothy Brooke Pasta Factory of Georgetown	- permit

ACTION: No objection to issuance of permit for proposed projecting sign.

O.G. 94-139	3013 P Street, N.W.	Alterations and
HPA. 94-497	Janice & Roger Johnson Residence	infill - permit

ACTION: No objection to issuance of permit for proposed alterations and infill work. Working drawings conform to approved concept. See previous Action (O.G. 94-118). New garage structure will be submitted for review at a later date.

O.G. 94-140	3344 P Street, N.W.	Addition of bay
HPA. 94-498	La Chapelle & Brashares Residence	window - permit

ACTION: No objection to issuance of permit for proposed bay window. Working drawings conform to approved concept. See previous Action (O.G. 94-95).

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APPENDIX II

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 94-141	2915 O Street, N.W.	Alterations to
HPA. 94-499	Ronald and Jane Hudak	parking pad off
	Residence	alley - permit

ACTION: No objection to issuance of permit for proposed alterations to existing parking pad as shown in supplemental drawings received and dated September indicating brick paving, a garden wall dividing the pad from the terrace and security gates at the entrance to the parking pad from the private alley.

O.G. 94-144	2439 P Street, N.W.	Chimney and
HPA. 94-504	Tom Tyler	replacement windows
	Residence	- permit

ACTION: Recommend AGAINST issuance of permit for replacement windows and installation of a chimney. Applicant has not responded to requests for additional information.

O.G. 94-145	3041 West Lane Keys, N.W.	Addition to
HPA. 94-506	Nancy Bubes	roof - permit
	Residence	

ACTION: Recommend AGAINST issuance of permit for the proposed addition to roof. Drawings accompanying permit application are inaccurate and suggest work that is not viable as drawn.

O.G. 94-146	1675 32nd Street, N.W.	Fence replacement
HPA. 94-507	Diana Crowley	- permit
	Residence	

ACTION: No objection to issuance of permit for proposed replacement fence as shown on supplemental drawing received and dated 7 September 1994. Note is made that existing and proposed fence is on public property.

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 94-147	3401 M Street, N.W.	Alterations and
HPA. 94-509	Francis Scott Key Foundation	addition
	Office building	- conceptual

ACTION: No objection to concept for proposed alterations to existing structure and renovation of fire-damaged portion of building. Submit working drawings for review when ready.

O.G. 94-148	1267 Wisconsin Avenue	Alteration for
HPA. 94-510	Cameo Management	exit door
	GAP Kids	- permit

ACTION: No objection to issuance of permit for alteration to exit door which conforms to previous recommendations. See previous Action (O.G. 94-114.)

O.G. 94-149	3200 M Street, N.W.	New window opening
HPA. 94-511	Banana Republic	- permit
	Commercial	

ACTION: No objection to issuance of permit for proposed new window opening which conforms to previous recommendations. See previous Action (O.G. 94-115.)

O.G. 94-150	3322 O Street, N.W.	Gate off alley
HPA. 94-512	Theresa Heinz	and arbor
	Residence	- conceptual

ACTION: No objection to concept design for proposed wood-panelled gate and garden arbor. Submit working drawings for review when ready.

O.G. 94-151	1229 Wisconsin Avenue	Signs and awnings
HPA. 94-514	HMV Records	- permit
	HMV Record Stores	

ACTION: No objection to issuance of permit for proposed awnings with lettering on the valance of the entrance awning ONLY. Note: Proposed internally-illuminated sign will be mounted at least 18 inches behind the glass as shown in supplemental drawings received and dated 6 September 1994.

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APPENDIX II

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 94-152	1221 Potomac Street, N.W.	Awning
HPA. 94-515	Bailey and Jacqueline Hutman The Mineral Kingdom	- permit

ACTION: No objection to issuance of permit for proposed awning with lettering at valance as shown in supplemental drawing received and dated September 1994.

O.G. 94-153	3211 R Street, N.W.	Entry portico
HPA. 94-503	Arthur E. Levitt Residence	- permit

ACTION: No objection to issuance of permit for proposed entry portico. Working drawings conform to approved concept. See previous Action (O.G. 94-120.)

O.G. 94-156	3000 Q Street, N.W.	Roof deck
HPA. 94-528	Diane Sollins Residence	replacement - permit

ACTION: Returned without Action. Proposed work is not visible from public space. Refer to the Historic Preservation Review Board.

ADDENDUM

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 94-108	3222 M Street, N.W.	Alterations to
HPA. 94-386	Georgetown Park	entry - permit
	F.A.O. Schwartz	

ACTION: No objection to issuance of permit for proposed alterations to entrance doors and infilling of window opening as shown in work already completed. Applicant has removed the proposed canopy from submission.

O.G. 94-141	2915 O Street, N.W.	Alterations to
HPA. 94-499	Ronald and Jane Hudak	parking pad off
	Residence	alley - permit

ACTION: Returned without Action. Alterations to parking pad as proposed will not be visible from public space. Refer to the Historic Preservation Review Board. Present submission is a revision to a previously approved design for a partial garage structure visible from public space.

O.G. 94-152	1221 Potomac Street, N.W.	Awning
HPA. 94-515	Bailey and Jacqueline Hutman	- permit
	The Mineral Kingdom	

ACTION: No objection to issuance of permit for proposed shed-type awning with lettering on valance as shown in supplemental drawing received and dated 28 September 1994. Approval extends to existing projecting sign.

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COMMISSION OF FINE ARTS PRE-MEETING TOUR

14 September 1994

CONVENE: 8:00 AM, Pension Building, Suite 312,
441 F Street, N.W., Washington, D.C. 20001

1. Air Force Memorial sites: Arlington Ridge, 10th Street Overlook and the triangular park directly across Independence Avenue from the Air and Space Museum.
2. Observatory/Vice President's Residence: Guard House at Massachusetts Avenue, N.W.
3. White House: Guard House awnings.
4. Klinge Road, N.W. Site for new house at 2607.

Members Present:

The Hon. J. Carter Brown
The Hon. Joan Abrahamson
The Hon. Adele Chatfield-Taylor
The Hon. George Hartman
The Hon. Robert Peck
The Hon. Susan Porter Rose

Staff Present:

Charles H. Atherton, Secretary
Donald B. Myer, Assistant Secretary
Sue Kohler

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MEETING OF THE COMMISSION OF FINE ARTS

14 September 1994

The meeting was convened at 10:45 a.m. in the Commission of Fine Arts offices at the Pension Building, 441 F Street, N.W., Washington, D. C., after a tour of project sites.

Members present: Hon. J. Carter Brown, Chairman
Hon. George E. Hartman, Vice-Chairman
Hon. Joan Abrahamson
Hon. Adele Chatfield-Taylor
Hon. Jeannine Smith Clark
Hon. Robert A. Peck
Hon. Susan Porter Rose

Staff present: Mr. Charles H. Atherton, Secretary
Mr. Donald B. Myer, Assistant Secretary
Mr. Jeffrey R. Carson
Mrs. Sue Kohler
Mr. José Martínez-Canino

National Capital
Planning Commission
staff present: Mr. Patrick Tribe

I. ADMINISTRATION

A. Approval of minutes, 27 July 1994 meeting. The minutes were approved without objection.

B. Dates of next meetings, approved as:

20 October 1994
17 November 1994

C. Reappointment of Stephen Muse to Old Georgetown Board. The Chairman commented on Mr. Muse's excellent service to the Board, noting that he had also received an enthusiastic endorsement from the community. The Secretary said he fully agreed with the Chairman's comments, and Mr. Muse's reappointment was then unanimously confirmed. Exhibit A

D. Vending on the Mall; report. The Secretary reported that the problem was growing, with more and more people applying for permits. He said the Park Service had received many comments on the new regulations published in the Federal Register, but even if they were implemented, there would be appeals, restraining orders and other attempts to prohibit them from taking effect. He commented that since constitutional rights were involved, the issue could end up in the Supreme Court. Noting that the vending around the Capitol reflecting pool had finally been brought to an end by legislation, he said the Chairman had drafted a letter to the Speaker of the House suggesting this approach; he said the letter would be sent with the Commission's consent. The members thought this was the way to proceed and gave the letter their unanimous approval. (Note: This letter was not sent.)

II. SUBMISSIONS AND REVIEWS

A. National Park Service, National Capital Region

CFA 14/SEP/94-1, Memorial to honor the men and women who have served in the United States Air Force and its predecessors. Site selection. (Previous: CFA 27/JUL/94-1) The Secretary recalled that action on site approval had been deferred during the July meeting pending a visit to the three sites under consideration. Mr. Atherton said that had been accomplished prior to this meeting; the Commission had visited the Arlington Ridge, 6th and Maryland Avenue, and 10th Street sites. He introduced John Parsons from the Park Service to bring the members up to date on the design review process.

Mr. Parsons said the Planning Commission had concerns about the Arlington Ridge site that were similar to those expressed by the Commission of Fine Arts. He added that since the initial reviews, the Air Force Memorial Foundation had chosen an architect, James Freed of Pei Cobb Freed. He asked General Springer, chairman of the Air Force Memorial Foundation, to continue the presentation.

General Springer noted, as he had in July, that the Air Force was the only one of the major branches of the U. S. military that did not have a memorial in the nation's capital; he said he hoped it could at least be underway by the fiftieth anniversary in 1997. He said it would honor the airmen who had served and the technology that had made the development of the Air Force possible. General Springer then reviewed the long site selection process, the narrowing down of possibilities from eighteen to three, and the preference for the Arlington Ridge site because of its elevation, accessibility by Tourmobile, and nearness to other sites associated with the Air Force. He noted also that it had the approval of the National Capital Memorial Advisory Commission. He said the 10th Street Overlook site had been more or less eliminated from consideration since the Planning Commission had said it was being

reserved for another use in the future; this left the 6th and Maryland Avenue site as the only alternative to the Arlington Ridge site. General Springer then asked architect James Freed to give the members his impressions of the sites.

Mr. Freed said that he had spent several months looking at Air Force bases and thinking about the concept of flight; his conclusion was that it was essentially horizontal rather than vertical: except for takeoff and landing, flights were horizontal, air fields were horizontal, the sky was perceived in relation to a horizontal plane.

Turning to a discussion of the sites, he said he had looked at them from the viewpoint of what the Air Force would like to see as well as what would attract the public. Of the two sites under serious consideration, Mr. Freed said he preferred the Arlington Ridge. He said he was uncomfortable with the site near the Air and Space Museum (6th Street and Maryland Avenue) because of the number of buildings surrounding it; he thought they would be overpowering and the memorial might look like a strange object that had just landed there. Also, he thought the site was too small, too tight. The Chairman observed that a real negative was that it was so much smaller than the Navy Memorial site, which did not seem appropriate. But Mr. Peck commented that each of the several Army memorials in the city mentioned earlier by General Springer could fit nicely on that site. Although he found Mr. Freed's argument about the basic horizontality of flight persuasive, he said he was concerned by the increasing amount of space considered necessary for a memorial.

Mr. Freed then discussed the Arlington Ridge site, showing photographs, site plans, and topographical drawings. He talked about the continuation of the Mall axis through the site, and the relationship another memorial would have to the existing Marine Corps and Netherlands Carillon memorials. He said there were three levels on the site: the ridge, on which the other memorials were sited; a middle level which was a natural knoll, and a lower level. The Chairman observed that when on the site the visitor was not aware of the major memorials or the Mall axis. Mr. Freed agreed, adding that of the memorials on the site, the Netherlands carillon played a larger role than the Marine Corps Memorial, which was hardly visible. He thought that rather than place the Air Force Memorial on the ridge, which had been the first choice, it would be better to site it on the middle ground and let the ridge form a backdrop for it. Vice-Chairman Hartman said the Commission had come to the same conclusions about the site as had Mr. Freed, when they visited it before the meeting. The Chairman said that the Commission's biggest fears--that the memorial would be elbowed aside by the strength of the Marine Corps Memorial, and that another vertical element on the site would just add to the visual clutter--had disappeared once it was realized that by siting the memorial below the ridge, the ridge itself would act as a berm,

giving the memorial its own precinct and isolating it from the others on the site.

Ms. Chatfield-Taylor said that although she had not been present at the July meeting to hear the discussion of the various sites, she was sorry the 10th Street site had been removed from consideration; when she saw it on the pre-meeting tour she thought it was conducive to evoking the feeling of flying, and one could get a sense of the sky. She thought the Arlington site seemed rather benign, a transition between one place and another, rather than a site waiting for a memorial. Ms. Abrahamson said she agreed with Mr. Freed's analysis of the Arlington site and his specific recommendation for placement of the memorial, but she was worried about what the height might be and would not want the Netherlands Carillon used as a guideline. She said she still liked the site near the Air and Space Museum because of its easy access and the good chance that it would attract many visitors who had just visited the museum; she also thought a vertical memorial would work better there than in Arlington. Mr. Freed again mentioned the hodge-podge of buildings around it, which would make it difficult to work with, and its insignificant size when compared to the Navy's site. Ms. Chatfield-Taylor thought the fact that it was more difficult to design for might be an advantage, that the challenge might produce a better memorial.

Mrs. Clark was concerned that there was so much emphasis on the size of the site compared with the Navy Memorial; she did not see why that should be a major factor, especially when the long history of the Navy, compared to the Air Force, was considered. General Springer said they were both major branches of the military, regardless of the length of existence. He said a big problem with the 6th Street site was the difficulty of putting any facility underground because of the maze of utilities in that area; also, it would require additional legislation and that would take time. Mr. Freed said his major objection to the 6th Street site was to its quality, not its size. (Earlier in the discussion Mr. Peck had asked for a comparison of the two sites and was told that the Arlington site was ten times larger than the 6th Street site.)

Mr. Peck said he would be reluctant to approve the Arlington site because he did not want to give up on the city. Vice-Chairman Hartman felt the same way, saying that although he agreed with Mr. Freed's analysis of the Arlington site and where a memorial could be most appropriately placed, he still thought an urban site would be preferable and had not ruled out the 6th Street location. He thought it could support a structure of considerable mass, that it did not have to be approached with the idea that any construction would have to be underground.

The Chairman said he did not find the 6th Street site an ideal location, especially since the Air and Space Museum and the big government buildings on the other side of the street dominated

the area. He thought Mr. Freed had the ability to handle the Arlington site properly, and he speculated on what would have happened if the Commission had refused to approve the site for the Vietnam Veterans Memorial (on the basis that that area was to remain open space)--would it have been as effective on some leftover space in the city? Mr. Peck commented that the Vietnam Memorial represented the acme of the landscape solution, but he thought it undesirable to keep on visualizing that as the only kind of memorial, particularly when space was becoming a problem. The Chairman agreed, but said it was very difficult today to get the kind of sculpture that was the focal point for the older style of memorial that could exist on a restricted site.

The Chairman said the time had come to make a decision; he said he could approve either site. Among the other members also there was a general reluctance to approve one over the other. Ms. Abrahamson asked for assurances that the Arlington site would not include the whole area; Mr. Parsons said it would be restricted to a specific location. Earlier, Mr. Peck had made a motion to approve the 6th Street site, seconded by Mrs. Clark, but it had not been carried. He changed it, moving that the Arlington site be approved, but after some discussion, it was changed once again to state that the Commission could accept either site. As restated, the motion was seconded by Ms. Chatfield-Taylor and carried unanimously. Exhibit B

B. Smithsonian Institution

CFA 14/SEP/94-2, National Zoological Park, Washington, D.

C. Design for new concessions building and landscaping. (Mrs. Clark recused herself from discussing or voting on this submission because of her position as a regent of the Smithsonian; Mr. Peck, as a board member of the Friends of the National Zoo, did the same.) Staff member José Martínez said the proposed L-shaped structure would replace an existing temporary gift shop and food trailer on Panda Plaza and would be adequately landscaped to soften its appearance in the zoo setting. He introduced James Guandolo from the National Zoo to give the members further information. Mr. Guandolo said both structures had been considered temporary--the trailer was still on wheels--and were antiquated and ill-equipped to serve the large number of zoo visitors. He said the entire concessions area would be transformed; the building would be oriented differently, the plaza enlarged, and new landscaping introduced. He introduced Dave Oakes, from Intec, to show photographs of existing conditions, drawings of the building and a site plan, and to answer questions. Ms. Chatfield-Taylor, noting that the building would be bermed at the sides and rear, stressed that the berm should be as gentle and natural looking as possible. There was general agreement that the project would greatly improve the appearance of the area, and it was unanimously approved.

Exhibit C

C. General Services Administration, National Capital Region

CFA 14/SEP/94-3, Ariel Rios Building, 12th and Pennsylvania Avenue, N.W. Completion of unfinished end wall. Confirmation of working drawings. (Previous: CFA 17/MAR/94-6.) Staff member Jeffrey Carson said the staff had reviewed the working drawings and found them to conform to the concept drawings approved by the Commission. He said, however, that GSA would like to comment on a design detail at the Pennsylvania Avenue and 13th Street corner, where the existing Pennsylvania Avenue facade would meet the new 13th Street end wall. The GSA architects thought it would look better to end the return with a pilaster, matching the one at the Pennsylvania Avenue corner, and moving the windows slightly to center them. Mr. Carson introduced project architect Jerry Karn, from Karn, Charuhas, Chapman and Twohey, to comment.

Mr. Karn said he had considered adding the pilaster but thought the facade did not need further enriching; it would also add to the cost. Vice-Chairman Hartman agreed, observing that the return would then look too narrow. Mr. Karn said the D. C. Historic Preservation Review Board had recommended a chamfered corner to carry the Pennsylvania Avenue facade around, but he did not agree with that proposal. The Commission sided with Mr. Karn and thought it should be left as it was in the concept drawings. The working drawings were then unanimously approved. Exhibit D

D. Federal Bureau of Investigation

CFA 14/SEP/94-4, J. Edgar Hoover Building, 9th and Pennsylvania Avenue, N.W. Alteration of panels at sidewalk level. (Previous: CFA 18/JUN/92-5.) The Secretary recalled the long-standing problem of the blank concrete panels at the sidewalk level of the FBI Building. He showed a materials sample mock-up of the proposed solution: the existing panels would be covered with dark green polished granite, with a dark bronze fascia above and planters containing trailing ivy at the terrace level. The ivy would be allowed to grow over the edge and down to the level of the granite. A representative from the FBI, Mr. Smith, answered questions about the ivy and the materials; there was agreement that this simple solution would improve the bleak character of the building at the pedestrian level, and it was unanimously approved.

Exhibit E

E. District of Columbia Department of Consumer and Regulatory Affairs

1. Shipstead-Luce Act

a. S.L. 94-34, 300 D Street, S.W. Design Center. New window openings. Permit. The Assistant Secretary recalled that this building, originally a refrigeration warehouse, had been

redone about ten years ago as a design showroom. He said the owners would now like to open it up with windows so that it could be used for offices as well as showrooms. He introduced the architect, Ted Oldham.

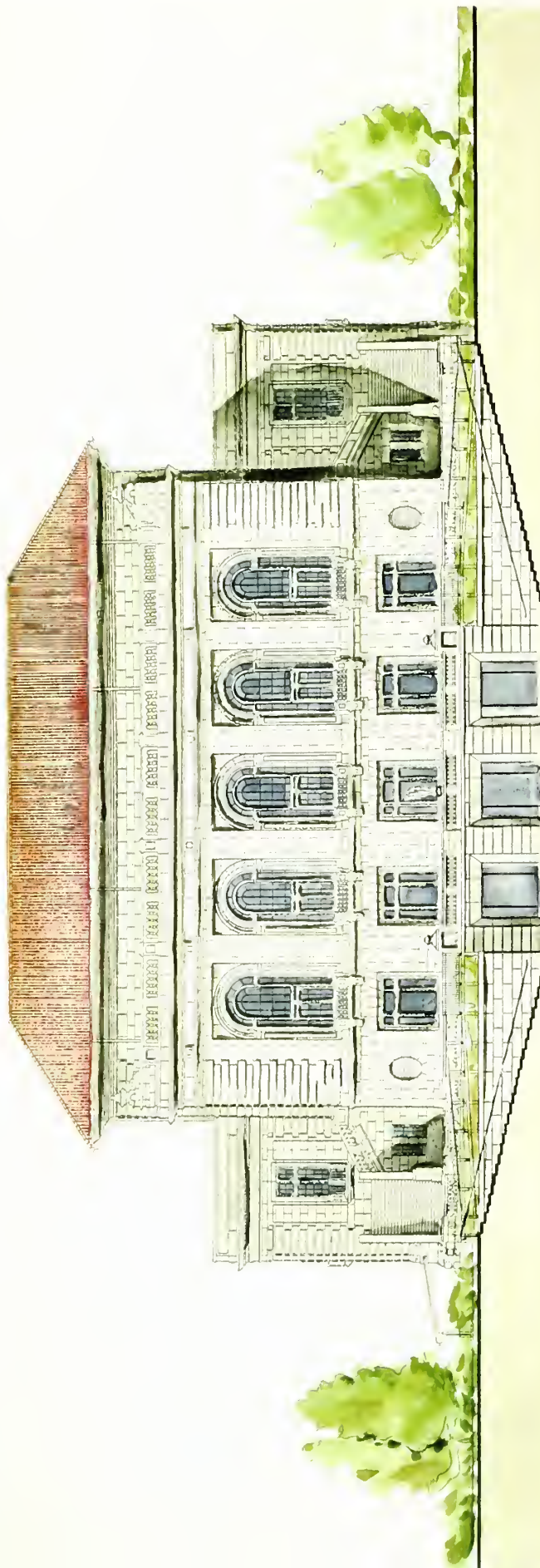
Mr. Oldham said that when the Design Center opened in 1982 there was a great demand for windowless showroom space, but now that had changed and natural light was preferred. Additionally, more office space was needed. He showed drawings, noting where the windows would be added on the facades; he said they would be metal, and the warehouse character would be retained. Mr. Oldham introduced the owner's representative, Mike Johnson, who said the work would be done over a period of three to four years, from the top of the building down. There were no objections, and the new window openings were unanimously approved. Exhibit F

b. S.L. 94-58, 201 17th Street, N.W. Renovations and new terrace level, Organization of American States. Revised design. (Previous: CFA 19/MAY/94). The Assistant Secretary noted that the Commission had visited the site before the May presentation. He recalled the generally favorable reaction to the project, with the exception of the lower glass wall, which looked too much like a store front, and the glass railing on the terrace. Further study of the water feature was also requested, to make it look less modern and more sympathetic to the style of the building. He introduced architect George Notter to discuss the changes that had been made.

Mr. Notter first introduced representatives from the OAS who had been working on the project with him. Using drawings and a model, he showed the revised design for the lower glass wall. It had been divided into three sections by two large, chamfered piers, following the spacing used in the openings above. Mr. Hartman asked if the doors would match the old ones on the original facade; Mr. Notter said they would not. The Chairman thought the horizontal mullions seen on the earlier drawings should be retained. Vice-Chairman Hartman added that the proportions of the new doors and placement of mullions should be carefully studied in relation to those above. Mr. Peck and Ms. Chatfield-Taylor suggested to Mr. Notter that he might try designing the piers without a champfer. The Chairman thought the champfer brought a desirable deepness to the opening, but suggested that a more classical stepping back would make the transition more subtle. He suggested that Mr. Notter bring further studies to the staff and work it out with them. A second detail that Mr. Notter was asked to reexamine was the use of glass railings on the terrace above; Mr. Notter had replaced them with stone balustrades, and the members all thought that was a great improvement. The glass railings were still used on the handicap ramps; it was suggested that stone or metal would be more sympathetic to the classical building.



22. SL 94-58. OAS. 201 17th
Street at Constitution.
Alterations - revised.



NOTTER + ASSOCIATES PC
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 20004-4242
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HISTORIC PRESERVATION AND RENOVATION
ORGANIZATION OF AMERICAN STATES
MAIN BUILDING

SECTION / ELEVATION

General Secretariat of the Organization of American States

23. SL 94-58. OAS. 201 17th
Street at Constitution.
Alterations - revised.



NOTTER + ASSOCIATES PC

Donal Flores, Coban & Associates
Joseph R. Loring & Associates, Inc.
Cobley & Associates

HISTORIC PRESERVATION AND RENOVATION

ORGANIZATION OF AMERICAN STATES MAIN BUILDING

WASHINGTON, D.C.

PERSPECTIVE

General Secretariat of the Organization of American States
17th Street and Constitution Avenue, NW Washington D.C. 20036

24. SL 94-58. OAS. 201 17th
Street at Constitution.
Alterations - revised.

Mr. Notter then showed changes that had been made to the waterfall design. The retaining wall was faced with three tile panels, separated by stone piers. The designs on the individual tiles were similar to those seen inside the building. Water would run over the top of the wall in a smooth plane, with a heavier flow at the piers. The members were pleased with this solution, and the revisions were unanimously approved, with the recommendation that the staff look at the glass door and pier details, and a different railing for the handicap ramp. Exhibits F, F-1

(Mrs. Clark left the meeting at this point.)

c. S.L. 94-88, 2607 Klinge Road, N.W. Design for new house. Conceptual. (Previous: CFA 27/JUL/94.) Mr. Martínez noted that the Commission had seen the site on their pre-meeting tour, and then introduced architect Stanley Hallet to discuss his design.

Mr. Hallet described the three-story house with its cedar siding and metal-framed windows, stressing its lightness, its actual penetration in some places by trees, and the use of vines and ample landscaping on the street front. He noted that it was a small site, at the top of a hill. He said the height of the house would be about twenty-eight feet.

Adam Vodraska, the ANC commissioner, said the neighbors were concerned that the house would dominate the site. A neighbor, Ken Halstead, noted first that he had written two letters to the Commission regarding his objections, and he added that Mr. Hallet had been most cooperative in trying to address the neighbors' concerns. He said the lot was a small one, about 5,800 square feet, and although the lot coverage was acceptable, the height of the house was not. Unlike the house next door, whose height was tempered by the fact that it was set into a hill, Mr. Hallet's would be highly visible. He asked that Mr. Hallet at least reduce the height 2-3 feet on the downhill side; he did not think this would impair the view. He commented that a previous design for the site had been partly underground; he said that was the kind of thing the neighbors had expected from Mr. Hallet, and he thought that was what the Commission should request.

The Chairman said he thought it was a shame anything had to be built on the site, noting that that had been the feeling of the members as they looked at it during the site inspection. As far as the Commission was concerned, he said it was not its role to arbitrate disputes between neighbors and architects nor to get involved in design details in such instances; under the Shipstead-Luce Act it was to review new construction in light of its effect on Rock Creek Park, and in this case the effect was minimal. Vice-Chairman Hartman said the comment had been made during the site inspection that the neighbors should get together and buy the site

to keep development off it. The owner, who was present, said he had offered it to them.

There was no further discussion, and the concept design was unanimously approved. Exhibit F

d. S.L. 94-98, 51 Louisiana Avenue, N.W. The Acacia Building. Design for building addition. Conceptual. (Vice-Chairman Hartman, as the architect for this project, left the room during the discussion and voting.) Mr. Martínez showed a photograph of the building, noting that it had been designed in 1935 by Shreve, Lamb & Harmon, and that the same firm had put an addition on in 1952. He said this submission was for demolishing that addition and an adjacent parking garage and erecting a new building to fill out the block. He introduced Graham Davidson from Hartman/Cox to make the presentation.

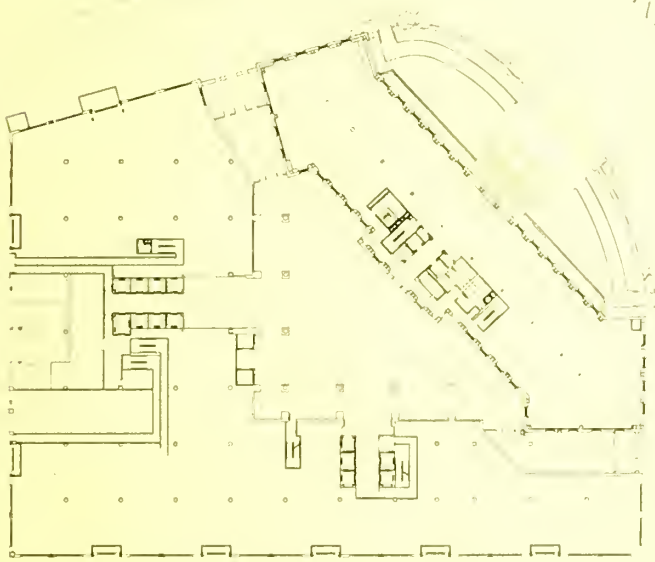
Mr. Davidson introduced representatives from Acacia and Boston Properties and then showed slides of the existing Acacia buildings, others in the area, and the proposed design for new construction. He said the Acacia Company had originally planned to build around the entire site but the work had not been completed, except for a five-story parking structure that had been erected on the north (D Street) in 1971. The current proposal was to demolish everything except the original 1935 building and fill out the site, leaving a public atrium space in the center. Entrances would be from Louisiana and New Jersey avenues. The original structure would be visually separated from the new work by reveals in the form of darker colored precast curtain walls, which departed in style from the rest of the new construction. The new building would be eleven stories high, plus a penthouse, with a concourse level and three levels of parking below grade. At 119 feet, it would exceed the maximum allowed by 9 feet, thus requiring a zoning variance; including the penthouse the height would be 137 feet. Mr. Davidson said the original building was not a landmark, but the design had been shown to the D. C. Preservation League, a local preservation group, and they did not object to the height increase, the demolition, or the development of the scheme.

The Chairman thought the parti was excellent, but he said he would not want the Commission to be an advocate for increasing the height limitation before the zoning hearing had taken place. Mr. Peck agreed, adding that there were many reasons for requesting zoning variances, and it was a perfectly legal procedure; the question here, however, was whether the proposed height was aesthetically the right one. The Chairman thought additional visual material was needed, particularly sight-line studies from the Capitol grounds, and material samples. Ms. Chatfield-Taylor thought the color would be very important as it related to the original building. Mrs. Rose said she was troubled by the height, as was Ms. Abrahamson, particularly as it would affect the original building; all agreed that more visual information was needed.

D STREET

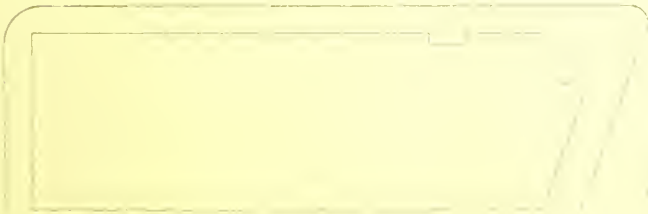
NEW JERSEY BLVD

NEW JERSEY BLVD

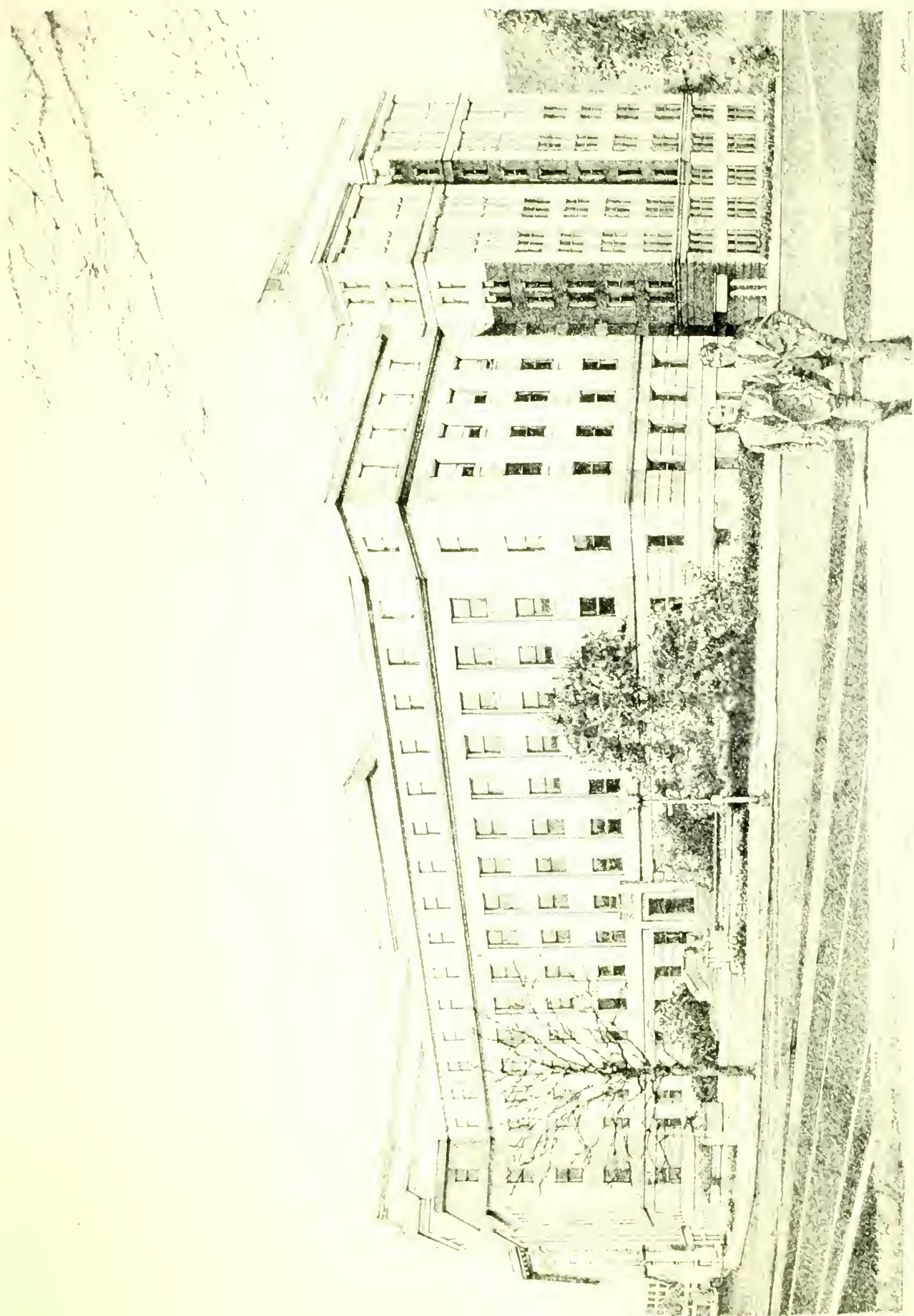


INDIAN BLVD C STREET

FIRST STREET



25. SL 94-98. Acacia Building.
51 Louisiana Avenue, N.W.
Addition.



26. SL 94-98. Acacia Building.
51 Louisiana Avenue, N.W.
Addition.

The Acacia Company was commended for keeping and celebrating their original building and demolishing the additions that detracted from it, and the architects were commended for their concept design; Commission action, however, was placed on hold, pending the submission of more visual material regarding height, bulk, and color, and a site inspection. Exhibit F

(Mr. Hartman rejoined the meeting.)

e. S.L. 94-99, 4611 Colorado Avenue, N.W. Design for new house. Conceptual. Mr. Carson said the staff was pleased with this design; he introduced architect K. C. Dutton, from Eric Colbert & Associates, to show it to the Commission.

Mr. Dutton said the house would be on a steeply-sloped site, with a berm in front separating the property from the park; an existing curb cut would be used for the driveway. He showed photographs of the houses in the area, commenting that their 1940s and 1950s design was quite different from that being proposed for this house. He showed drawings of a predominantly vertical structure, reminiscent of modern European design from the 1920s, faced with buff brick and stucco and accented with a reddish trim. Most of the trees on the lot would be preserved, and the berm would hide the lower part of the house from the park.

There were no objections to the conceptual design, and it was unanimously approved. Exhibit F

f. S.L. 94-100, 601 Pennsylvania Avenue, N.W. The Capital Grille. Alterations and new canopy. Permit. Mr. Martínez said the submission included awnings at the windows as well as the entrance canopy; he introduced Peter Portney from the Niemitz Design Group, Boston, to discuss his proposal. Mr. Portney showed drawings of a curved steel and glass canopy, cantilevered from the entrance of this 1892 building. Sconces were placed on the steel supporting columns on either side of the entrance, in front of the original stone entrance columns. Mr. Portney said the inspiration for the design had been the old Paris Metro entrances.

There was general agreement that the shape of the canopy was not compatible with that of the entrance, that the 1900s Parisian style was not right for an American Victorian building, and that there should be no lights attached to the columns. It was recommended that a simple canvas awning, similar to those intended for the windows, with a light inside, would be preferable. The design for the awnings was approved, but the canopy design was unanimously disapproved. Exhibit F

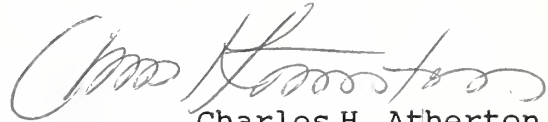
g. Appendix I. The Appendix was approved without objection.

2. Old Georgetown Act

a. Appendix II. The Appendix was approved without objection.

The meeting was adjourned at 1:50 p. m.

Signed,

A handwritten signature in cursive script, appearing to read "Charles H. Atherton".

Charles H. Atherton
Secretary

III. NATIONAL CAPITAL PLANNING COMMISSION

After the close of the public meeting, the Commission welcomed members and staff of the National Capital Planning Commission for a presentation of further developments in the Planning Commission's Monumental Core planning project and a discussion of the state of city planning in the National Capital, including the role of the federal and city governments and how they could work together to achieve shared goals. Exhibit G

The transcript of that meeting is attached to these minutes as Exhibit G-1

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

THE PENSION BUILDING
441 F STREET, N.W., SUITE 312
WASHINGTON, D.C. 20001

202-504-2200
202-504-2195 FAX

EXHIBIT A

12 October 1994

Dear Stephen:

The Commission is delighted with your willingness to serve a second Georgetown Board term. Your colleagues, the community, and the staff join us in noting the excellence of your efforts on behalf of the Georgetown historic district and look forward to working with you over the next three years. I am happy to report that the reappointment was made by formal Commission action on 14 September, 1994.

Sincerely,



J. Carter Brown
Chairman

Mr. Stephen Muse, AIA
Muse Architects
5630 Connecticut Avenue, N.W.
Washington, D.C. 20015

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EXHIBIT B

12 October 1994

Dear Bob:

On 14 September the Commission met with Park Service officials on Arlington Ridge to consider a site for the proposed Air Force Memorial. We were quite encouraged to find a spot that appears to be well suited. It is down the hill from the Marine Corps Memorial and slightly to the southeast, and the two are separated by a rather pronounced tree-covered rise which separates them visually. There is also a considerable number of trees to the east which screen the nearby highway and partially mask the view of the memorials on the Mall, which may actually help define the site and enhance the impact of the Air Force Memorial.

There was further discussion when we returned to our regular meeting. General Springer of the Air Force Association understood our preference for the lower site as opposed to the top of the mound, which he had earlier favored. The design architect, James Freed, also was in agreement, and the studies he has done so far of the site lead us to believe he is on the right track. He is totally in accord for the need to avoid vertical elements and to concentrate on the sky as a dominant theme.

There was also some discussion of alternative sites. The Overlook at Tenth Street S.W. was mentioned, but we understand NCPC has some problems with this. There is much to be said, however, for the triangular park across from the Air and Space Museum between Maryland and Independence Avenues. It is beautifully situated in terms of related subject matter and would obviously have a much greater visitation than the Arlington location. The urban context also suggests the possibility of a strong architectural mass at this point, and since the Air Force Association is looking for a museum and visitors-center component similar to the one at the Navy Memorial, this site makes sense. It would not be necessary to go below grade with major public space, as would be the case on the Arlington Ridge, so the concern about utilities relocation is unfounded.

One of the reasons this site was not a first choice is, according to General Springer, the fact it is in Area I and would mean further delay in getting the needed approval from

Congress. When we find an appropriate use for a site in this area, such as the Air Force Memorial, it would be a shame were it to be passed by and another site chosen solely as an expediency. The Maryland Avenue site is splendid in many respects, and the addition of a new center of pedestrian interest and vitality at this location could be a great civic amenity. We have seen what the Navy Memorial has done for Market Square and Pennsylvania Avenue.

The Commission voted to accept the selection of either site as long as the design criteria we mentioned are observed. We will be happy to work with the Association and you, whichever of the two final site proposals is chosen.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Carter Brown", written over a horizontal line.

J. Carter Brown
Chairman

Mr. Robert G. Stanton
Regional Director
National Park Service
National Capital Region
1100 Ohio Drive, S.W.
Washington, D.C. 20242

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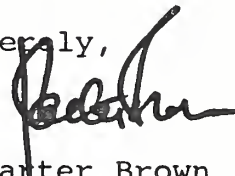
EXHIBIT C

12 October 1994

Dear Dr. Robinson:

During its meeting 14 September 1994, the Commission reviewed and approved the design for the new concession building to be located on Panda Plaza at the National Zoo. The removal of the existing structures and their replacement with a single building is an improvement over present conditions. As found elsewhere in the Park, the proposed landscaped berms around the building will help soften its impact.

Sincerely,



J. Carter Brown
Chairman

Dr. Michael H. Robinson
Director
National Zoological Park
Smithsonian Institution
Washington, D.C. 20008-2598

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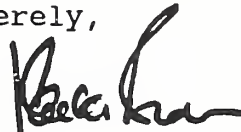
EXHIBIT D

12 October 1994

Dear Mr. Crichlow:

As you know, the Commission was pleased to confirm approval of the working drawings for the completion of the unfinished end wall at the Ariel Rios Building during its meeting of 14 September 1994. The members also considered a possible revision to the "return" of the Pennsylvania Avenue facade at 13th Street. Although adding a second pilaster arguably could be considered to make theoretical sense, the Commission believes that the net effect would risk creating a degree of crowded verticality alien to the original composition. Therefore, approval of the project is based on the working drawings as derived from the concept design approved this past March.

Sincerely,



J. Carter Brown
Chairman

Mr. Norton B. Crichlow, Project Officer
General Services Administration
Design and Construction Division
National Capital Region
7th and D Streets, S.W., Room 2013
Washington, D.C. 20407

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12 October 1994

EXHIBIT E

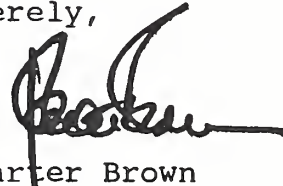
Dear Mr. Freeh:

I am happy to report that the Commission approved the applied granite panels for the Pennsylvania Avenue facade at its meeting on 14 September.

The dark green stone should provide a welcome relief to the preponderance of exposed concrete. In addition the highly polished stone will give further interest by reflecting light from the Avenue and the images of passersby.

At some point I hope we can reopen the issue of introducing additional elements of interest such as the placement of vitrines in these new panels or out in public space. For now, however, we look forward to at least this initial phase of work with full confidence that it will be a great improvement.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Carter Brown", with a long horizontal stroke extending to the right.

J. Carter Brown
Chairman

Mr. Louis J. Freeh, Director
Federal Bureau of Investigation
9th Street & Pennsylvania Avenue, N.W.
Room 7176
Washington, D.C. 20535

AGENDA ITEM EXHIBIT

14 September 1994

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
S.L. 94-34	300 D Street, N.W. Merchandise Mart Properties Design Center	New window openings - permit

ACTION: No objection to issuance of permit for new windows to match existing provided new brickwork on historic building exactly matches the brick and mortar joints of the original structure.

S.L. 94-58	201 17th Street, N.W. Organization of American States	Addition to rear terrace - revised concept
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ACTION: On HOLD for revised design confirmation - to show horizontal muntin bar across doors and stepped vs. chamfered recesses below terrace.

S.L. 94-88	2607 Klinge Road, N.W. Stanley Ira Hallet Residence	New house - conceptual
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ACTION: No objection to concept design for proposed new residence as shown in supplemental drawings received and dated 27 July 1994. The architect has responded in a satisfactory manner to the comments and concerns of the neighbors. Submit working drawings with construction details and material samples with permit application for review when ready.

S.L. 94-98	51 Louisiana Avenue, N.W. The Acacia Building	Addition - conceptual
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ACTION: On HOLD for site visit. Place on Agenda for CFA meeting 20 October 1994.

14 September 1994

AGENDA ITEM EXHIBIT

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
S.L. 94-99	4611 Colorado Avenue, N.W. Arend Kouwenaar Residence	New house - conceptual

ACTION: No objection to concept design for proposed new residence. Submit working drawings and material samples for review when ready.

S.L. 94-100	601 Pennsylvania Avenue, N.W.	Alterations and
HPA. 94-536	The Capital Grille	new canopy
		- permit

ACTION: On HOLD for CFA meeting 20 October 1994.

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EXHIBIT F-1

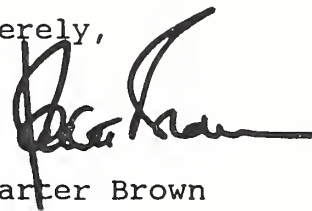
12 October 1994

Dear Mr. Bravo-Gomez:

The Commission of Fine Arts was delighted with the architect's response to our May 1994 suggestions for the new below-terrace courtyard for the Organization of American States Building. Aside from some easily managed details, the Commission is prepared to approve the project with enthusiasm.

During our 14 September 1994 meeting, we discussed the possibility of a more consistent balustrade design for the new ramps linking the terrace to the garden. Our feeling was that an all-glass design was not appropriate to a building of this character. Two other comments involved the new windows and doors below the terrace. A horizontal muntin bar above the doors would be closer to the vocabulary of the original building. We also feel that stepping instead of chamfering these recessed openings would likewise be more in character with the original architecture. If these details can be worked out, confirmation drawings could obviate the necessity of another presentation.

Sincerely,



J. Carter Brown
Chairman

Mr. Fernando Bravo-Gomez, Director
Department of Material Resources
Organization of American States
1889 F Street, N.W.
Washington, D.C. 20006

THE COMMISSION OF FINE ARTS

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EXHIBIT G

12 October 1994

Dear Glen:

The Commission appreciated the presentation and discussion with members of NCPC at our meeting on 14 September. We recognize the difficulties and occasional dangers in trying to articulate too specifically concepts for a long-range plan for the monumental core of the Capital. It is, however, a most useful exercise to focus on particular areas in the city and to assess their needs and potential for future development. In this respect, it was encouraging to see sites like the Kennedy Center, North and South Capitol Streets, and the Southwest Freeway identified for major replanning and development efforts. Even in sketchy form, I know that you agree there can be considerable value in framing specific sites for further study and assigning priority. It is something we would like to discuss further with you as work progresses.

In any event, we look forward to working with you on these issues. Anytime you wish us to react to either broader concepts that may evolve, or for some specific component of the plan, please let us know. We will be most happy to continue our dialogue.

Sincerely,



J. Carter Brown
Chairman

Mr. Glen T. Urquhart; Chairman
National Capital Planning Commission
801 Pennsylvania Avenue, N.W., Suite 301
Washington, D.C. 20576

AFTERNOON SESSION

CHAIRMAN BROWN: I know how busy everyone in this group is, so perhaps we should just take a seat. Let me just say how enormously grateful we at the Commission, our Commission, are to have you here as our guests. I think this is some of historic moment. This is a first, as far as I know, that the two commissions have ever sat down together at the Fine Arts Commission. It is extremely more difficult than our previous quarters, as tight as we are, and I realize we are not as equipped as you are with the cutting edge audiovisual technology, with your BYO computer.

I think maybe to start off the simplest thing would be to have everyone introduce himself or herself around the table so each person knows who the other is. John, do you want to start?

MR. PARSONS: John Parsons. I represent the Department of Interior.

MR. PECK: Bob Peck, Fine Arts Commission.

MR. GRIFFITH: Reg Griffith, Planning Commission.

MR. ESTRIN: Mel Estrin, Presidential Appointee.

MR. GARRETT: Thaddeus Garrett, Presidential Appointee.

MR. URQUHART: Glen Urquhart, from NCPC.

MS. ELWOOD: I am Pat Elwood, the present Mayoral Appointee.

MS. BEDFORD-BILLINGHURST: Marzy Bedford-Billinghurst. I represent the House District of Columbia Committee.

MR. GRANDIS: Ed Grandis, Mayoral Appointee.

MR. HARTMAN: George Hartman, Fine Arts Commission.

MS. CHATFIELD-TAYLOR: Adele Chatfield-Taylor, Commission of Fine Arts.

MR. BELFERMAN: John Belferman. I represent the United States Senate on the NCPC.

MR. FINBERG: Jack Finberg. I represent the Administrator of General Services.

MR. ATHERTON: Charlie Atherton, Secretary of the Commission of Fine Arts.

MR. GRESHAM: Bob Gresham, the NCPC staff.

MR. SHIPLETT: Jerry Shiplett, alternate for the Secretary of Defense.

MS. FISH: Mary Fish, NCPC staff.

MS. KOHLER: Sue Kohler, Commission of Fine Arts

staff.

MR. MYER: John Myer, Commission of Fine Arts.

MR. PHILIPS: Leo Philips, NCPC staff.

MR. CARSON: Jeff Carson, Commission of Fine Arts.

CHAIRMAN BROWN: Well, I think the thing is to turn the floor over to the NCPC, who obviously has brought some information for us and some ideas.

MR. GRIFFITH: Glen, do you want to start?

MR. URQUHART: I just want to thank you for your hospitality. It is an historic moment, probably long overdue. Thank you for this opportunity to -- I don't want to say more formally, because this isn't intended to be more formal, but to substantively get into some of our outline and the framework as far as it has developed for the monumental core. I don't think you are interested in overviews and grant^d statements as much as perhaps us getting started.

I will just tell you that what you have in front of you is a handout that we did for a series of public meetings.

This is something of an interview process. We had public meetings in all four quadrants of the city, as well as in

Arlington County. This was a, for instance, an effort to get the citizenry involved. This visual piece that you have in front of you was an effort to begin that process. We have now gone through that process through the summer. Of course we have met with dozens and dozens of federal agencies, local and regional organizations, businesses, academia, and so forth. So the process is beginning to have more substance and be a bit more refined. So I am going to let Reg Griffith just pick it up from there and then we can just go and discuss and get the benefit of your input. Our hope, of course, is to get your thoughts and support for this project. I think everybody agrees it is important to have a framework for the next century or so, and that is what we are attempting to do.

Reg.

MR. GRIFFITH: Okay. Needless to say, this is probably the most important prime effort of this Commission, and as a result of that, we are delighted to be involved with you on this and we are looking for ways now to get into that, which will evolve into closer relations as we go along.

What I would like to do, in response to your

letter, is first give you a general overview of what we have in this six minute video, and then we will move directly into an explanation of the features, some of which you have seen before and certainly have questions, and using that system, I hope we have sort of an informal discussion. So please feel free to interrupt us at any time, for any reason. We are trying our new technology, so we hope you enjoy it.

MS ABRAHAMSON: When was this made?

MR. GRIFFITH: The spring of this year.

MR. PECK: May I interrupt now? I have a very short time. We have seen this preview twice. I really don't, if you will indulge me, I really don't want to sit through the six minute video. I have seen the video statement. I have heard a lot about the plan, and I really think it would be more useful if you would just jump into the discussion of what the plan is, because I think you can see from our letter that we have more of a sense of what this plan is, and I certainly do, than I do of what it isn't, and that is my very great concern about the amount of time that is being spent on an effort which I still don't see the value of, and I don't think, frankly, describing again the

grand vision for Washington is going to do that. I think we ought to talk turkey about what this is, how it relates to the Federal interests, the City's interests, how it relates to the Federal jurisdiction, the City's jurisdiction, how it melds, things that we can do in the short term, things that have to be done over the long term. I mean, to me, that is the nub of the issue still.

MR. PARSONS: Let me jump in here. I think that the presentation is reflecting on a period of time the District representatives on the Commission were urging us to slow down, to describe to the public what this plan is, and I think that the presentation does that, the second one. I will characterize it as a bureaucratic presentation of a defensive nature, as to what we weren't doing. What we weren't doing is to reach out and start planning the entire city, taking over the Office of Planning that isn't performing its function, and I think the reply you give is more than that. What we hope to do is show you that there is more vision in this, and that is what we would like to do, and I appreciate your time constraints, but that is what this is about, is to show you that we are doing something progressive, visionary, and worthy of the Commission's time,

if you would let us do that. I would rather have a minute of your thoughts than to have you leave.

MR. PECK: I have to leave no matter what.

MR. URQUHART: Maybe we could get a sense of your Commission's time frame.

CHAIRMAN BROWN: Well, rather than show six of those ten with a video, why not let Commissioner Peck perhaps go to specific issues, but then I think it would be interesting to hear out the plan and hear what their, perhaps, approach is and how we can work together. So, Bob, are there specific areas of the City --

MR. PECK: Yes. We said at our very first meeting with you all -- I think George Hartman said one thing we might do is concentrate on those areas of the City that the Federal Government still controls; namely, the waterfront being the most important, and there is an area where the Federal Government can actually offer some help there, and yet we see in our review of the plans, for example, for the southeast waterfront, something which we really can't control, for the Southeast Federal Center. The Federal Government proposes basically an office park. And we asked the GSA planners where is the housing going to come from and

they said, well, that is the District of Columbia function.

When I met with District of Columbia Planning Office, I asked them what they planned to do for housing around there, they said actually our own plan is to turn this into an area of offices, also.

We haven't talked to the Southeast Federal planners. We didn't know that they had federal planning. So, you know, when that level of coordination isn't happening over an area, over a piece of property that the Federal Government has jurisdiction over, I wonder what sort of hope we have, and this, I guess -- I will admit I'm a lawyer, so I can't stay visionary very long -- I wonder how we are going to make federal and private development along North Capitol Street, and actually make it happen. You know, just because we say so won't necessarily make it happen, and I guess that's my concern. The planning effort here is so large, so long term, and so visionary, that it is sort of scary, and I think we also said, you know, that this isn't about the McMillan Plan, except that some of us made a point early on that one of the great things about the McMillan Plan was that it was limited in geographic focus and said specifically that should be done and could be

fought for over a course of fifty years, as it were, and that is a planning lesson that I think we should get into.

MR. URQUHART: But some of the major contributions of that plan, like the Coast Guard and rail incursions in the Mall leaving were very visionary. I mean you were combatting one of the most powerful economic forces in this country. It took a lot of courage and a lot of vision to attempt that. We have no authority -- we don't even have the authority of a congressional committee -- to mandate these changes. Ultimately what we can do is kind of broker a plan that has enough vision and looks far enough in the future that it is not standing on the toes of immediate parochial interests to the extent that it is completely blown out of the water, and yet has enough substance that it might be worth implementing over the decades. That is kind of, if you want to talk turkey, to use your expression, that is the rock and the hard place that we are struggling with.

MR. PECK: But the tracks is a good example. The tactics of getting the tracks off the Mall was not simply to say let's get the tracks off the Mall, but to say let's go to Union Station, using an alternative. That's the sort of

-- it seems to me that is the connection between the long term and the short term that you need to make some of this happen.

MR. URQUHART: But, by the same token, to keep from filling in the Mall with monuments and museums, and so forth, we are saying here are some other places that are a proper pedestal for museums, monuments, memorials, and so forth, and we are saying that on some of these new axes, as we have suggested a different vision for South Capitol Street, for instance, as we are suggesting some opportunities for the Supreme Court.

MR. GRIFFITH: I think that it is sometimes difficult for many of us that have been deeply involved in planning and development, which means that we have been involved in projects that look ahead one to five years, that look ahead to a comprehensive plan of ten to fifteen and twenty years, to recognize that there is another type of planning that can be done prior to that, and this is that unusual type of planning. We are not doing the normal plan for any section of the city; we are creating a framework, a vision -- you can refer to it as an armature, a skeleton that will guide future planning and development as it

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occurs.

Now that future planning and development that can occur could occur, for example, any time between the next one to five years. We spoke to some people in the District, and there are other things that will not begin for another 10, 20, 30, 40, 50 years in the future, and when that next step, that second step, begins, that is not going to be the National Planning Commission doing it; it is going to be a combination of the Federal Government, the local planning arm, the citizens of the District, and private enterprise forming partnerships that will vary from place to place as detailed plans are being produced in those various areas. I think much of what you are seeing is really that second step, and this is really not the second step. We refer to that second step as adding the flesh to the armature, to the skeleton, and then, of course, we are all familiar with getting it done, the implementation, so one of the things we had to do, which everyone has spoken to, is to somehow communicate to them the battle of that upper step of vision and how it relates to beginning that next planning detail.

I think what I hear from you is planning detail. It can be integrated with it, but it does not take its

place.

MR. PECK: I think I haven't expressed myself very clearly. I don't see a plan for getting a buy-in from all of the people who need to buy into this long range framework, if we agree with the conclusions, to make it happen over that long a period of time. I don't see a great groundswell of support in the area that this is something we should certainly work on together, or even short term, let alone long range planning in this city.

MR. URQUHART: But, Bob, we have got a chicken or the egg problem. We have got to be able to talk to people about what it is before we get them to buy in, and we are trying to do this in an iterated fashion, being very sensitive to all of the political constituencies and all of the different constituencies that make up NCPC.

I agree heartily with you that you all should be part of the process, and we need your help in that.

MR. GRANDIS: One of the things we saw in the meetings that we had in the various quadrants of the City was, in fact, I think, what our Chairman just said. They are not engaged in this, and all of a sudden we brought them this presentation.

A number of the community activists, of course they questioned particular things, we questioned particular things. We all should. The overall concept of trying to use this framework, the mechanism for economic revitalization, for trying to bring some of the federal element outside of the current core into their quadrant is very exciting and appealing to them, and I thought that was an opportunity, which we are trying to get people to understand, and they hadn't even thought about. So I think we share your concerns. The public hasn't been engaged in this locally, because there are so many other projects that they are engaged in, and planning is not one of them. We think it is our responsibility to try to educate people that planning is something we need to be concerned with.

MR. GRIFFITH: Congress, you will agree, recognizes what is happening in the Mall area, and they also recognize there is a continuing advance for accommodation of additional federal facilities, and they have said show us how it is going to happen, so the reason we do this visionary planning is to show how it is going to happen.

MR. URQUHART: Well, I think how we are going to handle the question comes down to what forces, what con-

stituencies, what programs are going to make it happen. What I am trying to say to you is that short of getting to that point we made some presentations around this community and heard some in neighborhoods in the community, to be very off the record and very candid, we heard, well, how come you have done this much planning without our knowing about it, without are being part of it. I mean it really is something of a balancing act. We can talk about we are planning for the federal establishment only, but it impacts neighborhoods, it affects neighborhoods. So, on the one hand we hear "How dare you have gone as far as you have without some kind of public referendum or mandate"; on the other hand, you raise the substantive question "Where is the implementation plan for this that is going to make it more than just paper".

MR. PECK: I guess I would say or I heard you say that when you talk to people about this plan, this plan is mostly for the Federal Government.

MR. URQUHART: No.

MR. PECK: Did we talk to the Federal Government about this? There is part of the confusion on my part. If you want to have a plan for how the Federal Government is

going to disperse its facilities throughout the area as a means of spurring economic development, it seems to me that would be a very focused, even though very long term visionary, function for all of us to undertake, but it is perhaps do-

able if the federal agencies agree to it, and I am not sure that they do, quite honestly, but suppose that they did.

MR. URQUHART: Well, we can't find out if they will or they won't until we give them something, until we give them a shot at planning.

MR. GRIFFITH: We met with some of them and they take a liking to it.

MS ABRAHAMSON: What do you see as the next step following this phase?

MR. GRIFFITH: Following this phase, we see two things happening. The first is another what we call sector type plan, which is also long range, and we would probably focus on the area that you mentioned, the waterfront property, and the reason why we can't do it now has to do with timing. But we agree with you that that is something that should be done because it affects the whole city.

MR. URQUHART: It is contemplated, to some extent,

as, for instance, it is integrated to some extent with what we looked at South Capitol and a possible Supreme Court location.

MR. GRIFFITH: And the other thing that we see happening is the formation of these partnerships that we talked about, as opportunities arise, and we have already had interest from the Anacostia Development Corporation, the . . . Society, the Metro Station in Anacostia, in terms of some of the plans they had and how this would fit in with their plans. We had interest from Congresswoman Norton in terms of her expediting the bill she introduced with respect to Anacostia. The Administrator of GSA spoke directly to this to make sure that as much of this as possible can move as fast as possible around that Federal Center.

There are any number of opportunities that do exist that can brought up. As I said, some can begin in one to five years, and others might be ten to twenty, or longer, but those are things that this vision will trigger as we complete it and go out with it.

CHAIRMAN BROWN: Okay. Are there other questions or comments from members of the Fine Arts Commission. I do

think it would be interesting to hear out what our colleagues have come here to present, and I am sure that will trigger questions and ideas.

MS. CHATFIELD-TAYLOR: Mr. Chairman, I am worried about Commissioner Peck leaving before all that happens. I wonder if you had any suggestions to make that might be helpful in the conversation after you have left.

MR. PECK: I guess it is more of a question of seeing whether we can bring to this some focus in the areas that we can make people understand what it is that we have to do, how we can help integrate it. I don't think you will find us disagreeing with the fact that the state of planning in the city, where you look at only the Federal Government or only the City, or the two together, which is not in a good state, so, you know, anything you can do to make this happen, and I don't object to the long term at all; it is a concern over focus, and I guess in a way I am happy to hear you say that you are going to focus on certain areas and start moving, because to simply say we are going to plan the whole city, you get a lot of people's eyes dilating.

CHAIRMAN BROWN: Well, it sounds as if already we have found some areas of consensus here. It is, face it, an

impossible set of mutually exclusive things, both visionary and immediately practical at the same time, and so how do you do it. It has got to be a symbiotic/acidotic relationship with the federal organizations. I think this word "iteration" that we have lately is probably about the only way to do it. I am sympathetic to that, but I think that the extent that the Fine Arts Commission can be helpful to this process and to you, and we would like to do it, and that is why I think it is useful for our members to learn more about it, so maybe let's move to the video.

MR. GRIFFITH: Okay.

MR. URQUHART: This is for a much more general audience.

CHAIRMAN BROWN: Certainly it is interesting to see what other people are seeing.

(Presenting the six minute video)

MR. GRIFFITH: Barney and I will have to coordinate on the detail policy.

Let me begin by saying this is the framework. As you can see, it reaches from river to river, from the Potomac eastward to the Anacostia, crossing both rivers. It also extends south along South Capitol street, north along

North Capitol Street, and, of course, it recognizes the H Street cross axis from Howard University down to the water, and the view and vistas on 16th Street toward the White House and across to the shore lines of the river at Rock Creek and down to Georgetown.

This process of planning, as I explained earlier in answer to Bob Peck, is a three step process. The first, the one that we will be in throughout the visionary phase, will last for approximately another year, basically, and during that time we have received input and will be getting additional input from the local community and national community. Once we have that input we are then refining this vision and coming out with a plan that essentially will be the skeleton, the guide for developing the national capital over the next fifty to a hundred years.

The second step is the more detailed planning step that I spoke about earlier, where you had sort of the meat, the detailed planning, building the partnerships that will be necessary to collaborate in terms of getting something done.

The third step is, of course, the implementation where we have the . . .to begin the building of these

structures, and those three lead to the finally realizing the vision.

As I said earlier, that second step, and even possibly the third step, could begin as early as one to five years and could begin as late as 30, 40 or 50 years hence.

In looking at the planning for this area, first it underwent several types of studies and eventually ended up with four themes that are going to be used, and those would lead to the same thing, that described the opportunities and features of the plan.

The first theme has to do with building on the registry of Historic Planning, the second is to focus on the U.S. Capitol Center, the third is to extend the Monumental Core type activities and the surrounding communities, and the fourth is to recognize the open space and to reach out to the various parts of that open space.

Let's take these one by one. Beginning with the first, buildings on the registry of Historic Planning. We know that L'Enfant established the layout basically that has created the image of this national capital over two hundred years. It is the view and the vistas and open spaces, the grand avenues of this L'Enfant that has attracted visitors

from all over the world to Washington, and whoever you speak to you will hear that Washington is an open, vibrant city. Much of this has to do with the layout of the L'Enfant Plan. Officially we recognize those and consider those separately.

There is another phase of the L'Enfant. You will note that throughout this plan you see the radial avenues intersect and they form squares. Many of these squares were marketplaces, because in those days, of course, the trading in goods and services was essentially the economy of the city and regions at that time. So L'Enfant said these are special places that can really drive, if you will, the residential communities that will settle here, and the government. And, whereas the trading in goods and services was the economic driver in those days, today the economic driver is, of course, the Federal Government as the core.

Those facts, those first two, those are important to remember as we go through this plan. The McMillan Plan, of course, went a little beyond that. It began to not only introduce the type of plan for the Mall, the special plan for the Mall, but it also crossed the river, the Potomac, and recognized that important axis. We recognize, again, that axis. We are crossing both the Potomac and the

Anacostia. We recognize L'Enfant's sensitivity for the location of the Capitol, and we are saying that those major axes of North Capitol Street and South Capitol Street are extremely important and must get special attention.

We want to emphasize the Capitol as the center and if you do that, one thing we have to do, of course, is to place special features along those axes, so we have identified areas that are obviously special and have great potential. For example, the entrance from South Capitol Street is the water, and you are aware of what that looks like now, and that is one area, and then crossing the Anacostia. And the same thing would be true along North Capitol, as you go out through another gateway to the city, that being New York Avenue as it intersects with South Capitol, and as you move east where East Capitol Street crosses the Anacostia, and, of course, we have the vistas of the Mall from South Capitol Street.

If we place these features there, we believe that we can use the Federal Government and its federal investments as really a catalyst for accomplishing those things, so these places represent an opportunity not just for the Federal Government, but for impacting the

surrounding communities.

For example, here is a possibility for South Capitol Street. The rendering on the upper one is. . . Now, I recognize what South Capitol Street is like. It is probably the most unutilized, misused, vacated, dilapidated area of the City. It is right on axis, and it is a disgrace to the National Capital, and yet it is a key axis to the Capital. So what we have done is we have begun to envision what that might change to. We believe there are some possibilities of mixed use development there along South Capitol Street. The barriers would be removed and, therefore, we would have that view. The view on the left top is a night view, and therefore it is bright and vibrant. Many things happen throughout the day, rather than close down during the day, and then the view at the lower left is a day view that recognizes the addition, the open space, mixed use development, spaces for memorials, museums, residential and offices come in here.

In looking at this, we decided that it would be useful if we reached out. After all, this is not just our Capital; it is the Nation's Capital, and so we then reached out and found several consultants that are doing work

throughout the world. They include David Childs and Tom Curry of Skidmore Owings & Merrill; Harold Adams and Ron Edwards of RTKL; Antonio Delongro of Burmadapas, Jud Brown of EDAW, Bob Nash of Bob Nash Associates, and then the overhead transportation consultants. . .so we do need this as we work throughout this area in terms of possibilities.

We asked these design consultants, a couple of them, to look at the feasibility of doing something special on South Capitol Street, not to do detailed planning, but just feasibility, and in each case we recognized opportunities in terms of what happens at the Capitol and what happens at the water.

Well, what is happening? What is happening at the Capitol is that George White, the master planner of the Capitol, anticipates the growth in population of the United States, and, therefore, the need for more congressmen, and therefore the need for more congressional offices, and therefore, as a matter of fact, greater staffs and offices for the congressmen and senators, and consequently he sees the filling out of that precinct that is the Capitol. If that happens, then, he says, in his master plan for the Capitol, that it is possible that the Supreme Court may wish

to move, and if they do, sometime in future, wish to move or if it becomes necessary that they move, it is necessary that they have a prominent spot in this City. Just as L'Enfant located the legislative, the house of the people, the executive, the presidential house, the White House, there was no comparable location for that third branch of government, the judiciary, and we see here the opportunity that says maybe this is a way to make this happen.

So we see this as a use for South Capitol. We have developed, in thinking about South Capitol and then moving toward the water, a sequence of open urban rooms, various spaces, that you see in some of these sketches and renderings, using mixed use between the Capitol and the water's edge, and then placing the court either on the water's edge or someplace else. This is one of those schemes of feasibility, and Tony Mongrow, of Switzerland, will speak to this very quickly.

MR. MONGROW: If you wonder about this scheme, there is, of course, the possibility of developing South Capitol as a major street, with three major. . .about it. One is the intersection between P and N, the other the intersection of M Street, and the third one probably at the

potential relocation of the Supreme Court at B, and we see here specifically the relationship between the new site for the Supreme Court in the mock-up, with broad pedestrian movement so that people could easily have access to the . . . along this, easy access to the new bridge across the Anacostia, and the traffic will be mainly running parallel to Main Street, along the two half streets east and west of it.

The street is lined with three rows of trees, very much like segments of Pennsylvania Avenue, and the buildings along both sides of the street are on blocks that are 250-280 feet deep. Then we started thinking and planning on the buildings to be developed there, working on zoning for buildings, with activities at ground level, and with mixed use above.

MR. GRIFFITH: Thank you.

What we will do now is have a very quick sketch, and here what they did is they took advantage not only of this open space moving towards the river, but said let's think about the topography, and they noticed that the height between the Capitol and the river actually is about ten feet. They also said if you were to place the court there,

then the court, this judiciary precinct -- I should mention not only are we thinking about the court having a home, but we are saying if the court has home, perhaps it could be surrounded by the rest of the judiciary, so, in fact, we have a judiciary precinct, and then as the Capitol are basically building in a park, and the White House are building in a park, in this scheme the court will also, and its precinct support buildings, will also be in a park, so that is a particular kind of approach that says there are any number of alternate solutions to using this very special street, South Capitol Street, in a way that accommodates them both, and in this case some monument or special feature then would be used to focus you on the river, so that there is a view from either side in terms of the court and surrounding buildings, again not worked out in details -- the details really aren't important; it is just that there are many schemes that can be implemented there.

Here RTKL, Ron Edwards, looked at this and said, oh, but there are other opportunities, as well. We can get more formal, for example. We can have spaces that are very formal and we can have spaces that are flexible so these can either be landscaped with trees for the buildings, we could

make sure that there is some integration, if you will, between what happens here and the rest of the city, so that we are surrounded by the City, and we can again do something very special at the water's edge. Not only that, but perhaps we want to bring the water into the City in terms of a small gesture of integrating those so that we have an inlet there as a possibility.

Tony.

MR. MONGROW: This is the last one of the exploration that we have done, and it discusses the possibility of developing in the middle of the street here the median a hundred feet wide of grass and planting, like Commonwealth Avenue in Boston, and basically emphasizing and reinforcing visually between the Supreme Court and the Capitol, leaving at the end the area for the precinct and the idea of developing the Supreme Court on a pedestal overlooking the river and the Capitol like a beacon when you see it from the water.

Again the street quality, the pedestrians there -- it is a very wide street, with a variety of building types lining both sides of the street, and reenforcing the building connections and character of the street at the

major intersections.

MR. GRIFFITH: Thank you.

To show you the possibilities about this mission, they said, well, okay, maybe South Capitol Street is a great place for the Supreme Court, because of its truly special character, where you not only have a view and vistas of the Capitol itself, but you have the water. Imagine the Lincoln Memorial site, for example, the Jefferson site, and in its place you only have the Anacostia. Think about this being the Anacostia. You have a beautiful building, and think about this as being a complement of beautiful building integrated, not just public buildings, but integrated with private buildings along the grade base a up that line, and that's fine.

The Commission said, okay, there are other possibilities. East Capitol Street is also a possibility, and here a quick study shows East Capitol Street having two kinds of functions. One is we recognize East Capitol Street is now used for recreation. We also recognize that the area is crowded with apartments. It is environmentally sensitive from

. . .Gardens on the other side, the Arboretum on this side,

as you move along to the Anacostia. So the point is we said, okay, let's respect that park, let's keep it as recreation. sometimes very passive, sometimes active, and let's think about the uses that relate to that, and these could be buildings, recreational type uses, again buildings such as museums, offices, residences, et cetera, built in such a way so that they respect the low density of the surrounding community that it eventually falls off to, but the major feature that really becomes a point that embraces this park land and the river.

Next.

That is another theme for the same area, that really becomes convex, which is a possibility, so you have a major feature that is the center of this element, and here, rather than embracing the park land and river, it is really an exclamation point, if you will, that occurs in sort of a thump, and again you feel something as you go through here because of the changes in ambience of the lighting, the open space, and so on, as you then move across the river.

Next.

In all of these schemes, and this one illustrates it best, they not only looked at this side of the river, and

here again you have something that embraces the park and the river, but they thought in terms of the fact that this really is part of the gateway. Another part has to be across the river, the long neglected Anacostia site, and actually if you have driven down South Capitol Street, you know that you can actually get on this bridge, move across it into Anacostia and never know that you are crossing the river. That's how bad this is, and we are saying let's open that up and let's do something very impressive on both sides, and on this side, of course, you've got, near the intersection of Minnesota Avenue and East Capitol Street, a community and commercial area that could be the focus for additional development in terms of economic development, commercial and housing in other areas and take advantage of the riverfront on both sides, and you get all of these key developments on both sides.

Next.

I am going through this very quickly, so if I miss any key points, jump in.

So we talked about the fact that North Capitol Street, South Capitol Street, East Capitol Street and the Mall are key areas that represent opportunities for federal

investment of one kind or another, that could generate and contribute to what happens in the surrounding areas, and that's important because we know that -- you know it as well as we do -- that most of the Federal Government has been concentrated in the northwest, and some in the southwest, and it is curious, you know, that that is also where most of the economic development of the city has occurred, and so we are saying if, in fact, the Federal Government facilities have been catalysts in these areas, why can't they then be catalysts in the rest of the city, and that's the thrust, knowing that these three areas will be treated differently.

It also important to note that 8th Street axis, which is extremely important across the Mall, that can be made viable all of the way up to Howard University, recognizing again the integration of plans, the District of Columbia plans, with the walk between 7th and 9th Street, the idea of the new Sports Arena.

Any number of activities are happening along here now, and we are saying that these things can be taken advantage of in terms of an early demonstration of how this long range plan can fit in with and facilitate the kind of shorter range planning that is going on and the same thing

would be true of moving down 8th to the southwest urban renewal area to the waterfront.

As we both recognize, we are part of a . . . recession at HUD, and we looked at 7th Street, which is part of the direct corridor, as a special street and what could be done to improve this whole area to the river, which many people don't even know is there when they are on the Mall. So there are possibilities there.

Next.

Useful to your letter about the mistakes that have been made in the Federal Triangle, and let me read it -- the Federal Triangle dominates, but it need not. It can be partners with the . . . life of this City, so what we have done is look at two possibilities, and we have talked with GSA about these possibilities. One is to recognize the huge possibilities of this beautiful architect of these buildings, and say they will stay, but they can be adapted. So we have opened up sort of a walkway through those interior courts, and on the first floor of those interior courts you could have other uses that are either demonstrations of what is going on in the agency, or they can be restaurants, or they can be shops, and the same

thing would be true, for example -- here is another view of outside, the curved hemicycle that runs along 12th Street, and the same thing would be true for the first floors in those areas, so that past mistakes can be corrected and that Federal Triangle and other conclaves of the Federal Government can be more a part of the City.

Next.

8th Street again. This is 8th Street looking north from about the Navy Memorial to the Portrait Gallery, and we are saying okay, if this is an art form, we will introduce some along the sidewalk. This is something that can be done next month. And think about the use, not just gallery uses and the residential uses and commercial uses that already exist there now, but build on those uses, bring in additional office space, bring in more culture and expand it not just between the Navy Memorial and the Portrait Gallery, but beyond the Portrait Gallery and even up to Howard University and beyond the Navy Memorial, across the Mall, as I said earlier, down to southwest.

What happens when we cross that Mall is extremely important. We don't know how to handle that. Someone has suggested taking the Hirshhorn and turning it on its side

and rolling it away. But that's a joke. But something special has to happen here.

Next.

In terms of adaptive use, here you see a rendering of what might happen to the Department of Agriculture. I don't have anything against it, but recognize that the Department of Agriculture is the only Federal building in terms of office space on the Mall. It might not be bad form either partially, in terms of its first floor or second floor, turn it into a museum or visitor's place, or perhaps some other things can happen in the rest of the building.

Every time I say that, Jack Finberg over there goes "aack", but he understands. There are potentials here.

In like manner, North Capitol Street would be mixed use development, housing, office space, retail. We have done several scenarios for the Capitol. I will just give you one example.

One example is when we looked up at South Capitol Street, we recognized that in this last decade there has been more new countries created than in any other period. We have been working very close with the Department of State and they are asking us to look at places and means --

sometimes they are international and they are special areas, and sometimes mixing them in with other uses -- and so we said one thing: What would happen if parts of Capitol Street maintained that sort of area, another area for new chanceries, embassies, and so on, and at the same time we recognize that global economy is such that this city is likely to attract international finance, not to replace New York, but in terms of the political structure, and that might be placed on North Capitol Street, close to downtown. There are all sorts of possibilities that we might be able to take advantage of as we think about strategies and what will be developed there.

Popular points -- we looked at popular points. You know popular points. This is not in good shape. So this is not thinking that something special will be happening in this Buzzard Point area and especially South Capitol Street, that one has to recognize that view is not only for the. . .but has moved inward. So there may be an opportunity for some relationship between the two, and as you do that you also have to think about the fact that this Anacostia community and the Bolling community are really separate -- they are separated for several reasons. One is

the amount of traffic on South Capitol Street, which gets into our transportation proposal, and the other is the fact that there are the Southeast and the 295 Freeway are over there. There is always a possibility that we can depress in this area 295 in sections, realign the sections so that this residential and commercial community -- remember I mentioned the Metro Station down in here and the fact that the Anacostia development community wants to really build around there, medium grade residential and commercial areas closer to the river, if we can deal with, and we can deal with 295 and the railroad.

Next.

Again we looked at alternative schemes for doing that, and this is just another way to show you once again, as we did on South Capitol Street, there are many alternates that can be and should be explored by some partnership of the Federal Government, the local community, the local government and private enterprise in that second phase, that second stage that we talked about. Some of that could begin earlier.

We also talked about removing barriers that we saw in the videos, what happens with the interruption of the

great view, and this is the Southwest Expressway. So we had said, given the long range prognosis of repairs, there is a certain point in time that the infrastructure outlives its usefulness. It is a gradual process, but why wait until then, why patch until then, why not look ahead in terms of all of the infrastructure and think about what can be made to work, and so that is what we have done, and in doing that, recognizing the limited life of that infrastructure, we said at some point in the future it could be convenient, if not necessary, to replace this Southeast Expressway, to replace the railroad line that is now on Maryland and Virginia Avenue, as we saw in the video, and to get rid of that four, five span of bridgework there and replace it with one single span over time. And if we do that, then when we look ahead at what can happen in that area next, we recognize that we have got to do something with the railroad.

Next.

The pink represents the existing railroad lines, which, as you know, comes behind National Airport, moves up Virginia -- Maryland and Virginia Avenues and then goes up, mixing, really, a combination of freight and people, passen-

gers, which splits and goes to Union Station and then over to Anacostia.

We are saying we can do better, and again that can be replaced with a new route which goes south of the airport, in a tunnel, crosses, essentially using the approximate right-of-way of South Capitol Street and 295, and then tunnels up to Union Station with passengers to get off, and the freight remains in the tunnel, but it is under the existing right-of-way.

Once we did that, we not only removed the barriers, but we kept freight out of the Core, the Monumental Core of the City and we depressed it and tunneled it so it doesn't adversely impact on the Anacostia. In doing that, we have Maryland and Virginia Avenues. Isn't it beautiful what that could look like

MS ABRAHAMSON: New Jersey cars?

MR. GRIFFITH: Absolutely. But I am glad you caught that. This is in the future. Much of what we show in terms of presenting this to the public -- some of it will be with buildings and cars that look like this today -- you know, next year -- so that we can relate to it, and other parts of it will be a little more features like this, so

that they recognize again this long term vision, so they be mixing it.

If we remove the Southeast/Southwest Expressway, then we are going to handle that traffic with a new F Street Boulevard that crosses through Southwest and can serve the poignant areas that are south of the Capitol, including the Southeast Federal Center, so there are good possibilities there. And 395, as it comes into 14th Street, we said could be replaced and one way to accommodate some of that traffic is through the more beautiful memorial type bridge, instead of the sort of engineered type structure that you have there.

I have to tell you that you are on the boat now on the Potomac and looking at this, and these arches, these spans continue, so Virginia is somewhere over here. We haven't done anything with her yet.

Next.

If we are going to do that, there still has to be accommodation of some traffic in a tunnel. So 395 also moves into the tunnel that then crosses under the Potomac, into the channel and empties out in that M Street area to service the Buzzard Point, the Southwest-Southeast area.

MS ABRAHAMSON: Have you kept the Whitehurst Freeway?

MR. GRIFFITH: We would like --

Next question. The Whitehurst Freeway will eventually go.

MS ABRAHAMSON: But it is not top priority?

MR. GRIFFITH: It is not top priority here. On the other hand, near the Whitehurst Freeway you have concrete highways spaghetti-ness that separates the Kennedy Center from the rest of the City. That can be simplified, if you really look at the origin and the destination of the traffic, and if we simplify it, we can bury one arm of it and reclaim the land at the other, place on that land additional buildings, cultural type buildings, so the Kennedy Center now is really part of the Performing Arts Center. You can even have an amphitheater that relates to what is happening in terms of productions, either professional or community-wide, and the whole thing is knit to the City. It is no longer separate.

This is 25th Street that you see there, and we know -- we studied these contours where the traffic light is on --that we can actually make this newly created area that

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makes the Kennedy Center, the Cultural Center, instantly back on center City, and that is extremely important.

If we have all of those wonderful accomplishments as you saw in the plans, and if we are going to possibly increase the tourists, maybe we will double up trips coming to the City, then we are going to have to be able to move them around easily, and one way to move them around is to have a state-of-the art circulator that not only goes on predetermined times to the existing attractions, but also recognizes there are opportunities to move throughout the rest of the city with these new attractions and places to go.

MS ABRAHAMSON: What is the circulator?

MR. GRIFFITH: The circulator is many things. The circulator is one of those things that could start in the next one to five years. If they were to start in the next one to five years, the circulators would essentially be a tourmobile that is propane propelled.

MS ABRAHAMSON: It is a surface vehicle?

MR. GRIFFITH: It is a surface vehicle that moves masses of people. Right now I think the tourist folks have, I think, two vehicles that are propane propelled, using

regular gas, if you look ahead ten or fifteen years you may have electrical cars that are much more efficient than they are, and if you look beyond that, you might have automatic lead. So what we are saying is state-of-the-art technology, that we cannot define specifically, but we know it is coming, but the important thing is there be routes to the attractions throughout the city, to the museums, to the memorials, to the workplaces, even, when there are special work places like the Federal Triangle, so those things would be quite common, and if we have that circulation system, we have to integrate it and it has to become supplemental to the existing Metro System.

If we mesh the two, then we see the need for transit centers. These transit centers would be visitor oriented; they would have visitor facilities, they would have visitor information, and they would also be places where were the buses must come in to drop their passengers.

Additionally, we would stop many of those buses and much of the cars from coming into the core by intercepting them at the intersection of the major highways as developed. So the scheme becomes reasonable.

If we do that, and we anticipate at a 30 to 40 percent growth in population in the region, some of them -- not all of them -- will be coming into the core of the City and we have this increase in tourism, as well.

How do you handle that? It can be handled because, in talking to Metro, they can virtually double their current capacity, and, even better, their current riders appreciate it. They can do this with longer trains, they can do it without changing their locations. So that's encouraging.

We have also added those tunnels I talked about, so we believe that in spite of that growth, the need to accommodate more people, that this area in the middle of the next century, the 25th or so, can function essentially not having more vehicle enter the core, and the private automobiles that now enters the core practically every will be taken up with mass transit because we have removed expressways, and so on, and we have reclaimed land that was used for development.

So far those are the natural pieces in the open spaces. They obviously include the park land, the Arboretum, the shorelines, the surrounding . . . of

Arlington, the park lands in terms of East Potomac Park and the Mall. These are areas that are key, and we also know that right now this Mall area is over used. It is constantly in demand for periods of use. There are Mall type recreational activities, festival type things that we will intend be placed in some of these other park areas along the waterfront, and that, too, will bring privacy to the City.

For example, here is a possibility of joining southwest Washington to East Potomac Park with a pedestrian bridge that now does not exist, and would make it a very vital area. There well could be a subway, by the way, to East Potomac Park. There are possibilities for more urban type combination restaurants, recreation areas, along the water's edge, going to, I guess, Kingman Island, and on the other side of the Kennedy Center there are possibilities of extending -- you mentioned the Whitehurst Freeway -- of extending the park walk from the Mall up past the Kennedy Center, into Georgetown, and really having this as a people's place, culture, residential, office spaces, mixed uses along it, and not only getting there by land, but getting there by water.

Next.

Now that water, a most under utilized asset of the National Capital, could be used in many ways. One is to recognize the sensitivity of the spaces right here, and this could be used for very passive recreation. There are more areas in the park land that could be more recreation, that could be more active, spur of the moment activity. There are combination spaces that would be more urban -- for example, the Kennedy Center here again, part of the Anacostia, that could again recognize the mixture of culture, recreational, residential, commercial, all together on the water's edge, and, therefore, use a great asset that we have.

Finally, that is the image of our national capital. Most people say, gee, that's pretty, but if you really look at what you see, the unclaimed Federal, cultural buildings, museums, and then the rest of the city center, which is in the Department's letter, you will see that they have been or that they are separated and they don't really work well together.

One of the objectives of this plan is to better integrate the federal with the local and develop that, so

that you really have an active and vibrant city. It is a beautiful city right now, it is a beautiful national capital. We think if we can succeed with this, it would be a heck of a lot healthier. If we can succeed, then what is now a very beautiful capital city becomes a very, very beautiful world capital, not just a nation's capital.

Implementation. We are working on that. There are many ways in which you can move this project ahead without land banking land. Right now the City is very concerned. They see these visions and they say are you suggesting that South Capitol Street is that important or the intersection of Maryland and Virginia Avenue is that important that you are going to stop the current development that is going on. The obvious answer to that is no, we are not going to do that, but with this plan, this vision in place, we have something to measure with, we have something to visualize how long the life span, the sum total, will be, and whether it will. . . in terms of the plan, and we can then identify some of these areas that we talked about earlier, where you have this combination of federal and local and private enterprise, where we break down into detail planning, and that, of

course, would be personal, but that's a guide, a framework for all that has gone before.

Anything else.

MR. URQUHART: Thank you. I think that certainly covers it.

CHAIRMAN BROWN: Well, congratulations. That is certainly very nicely done.

I think it is a good opportunity to have any questions from other members of the Commission. I didn't have a chance to introduce Commissioner Abrahamson here, who comes from Los Angeles, and is an artist and someone who has been involved in all kinds of urban question and obviously takes a lot of interest in this. We all went around the table earlier.

MS ABRAHAMSON: Thank you.

Charlie, from your perspective, would you have any specific questions that you want to bring up?

MR. ATHERTON: Well, it is a big one that Reg just referred to as he was closing his presentation about the implementation, and it is very easy to paint visions of the future, and yet it seems to me that unless we find some way of engaging the local community and the local issues in this

community with the federal issues -- in fact, we find it hard to separate them -- it is a very artificial kind of barrier -- but unless we can find some way of bridging this gap, then these visions will remain visions, and that's the number one question, how are we going to do it.

I think we can all see that the city has some very deep-seated problems and it is going to take an awful lot of creative thinking somehow to engage this city in this process in some kind of meaningful way.

MR. GRIFFITH: We don't have any answers to that. We really don't. We are exploring several things. I mentioned early meetings we had, for example, with the Anacostia group. They want very much to expedite their plans. We would hope that with that in mind that we and they and the city could get together and think about an early demonstration that not only would respond to their needs, but begin to move this plan forward, so that, for example, just as it was in the short area, which needed funding, it was possible to come up with the Municipal Building on 14th Street, so is it not possible to put a Federal office or District of Columbia office in some mixed use development that would act as an impetus to get that

development going in some other part of the city.

We think it is possible to do it. We can't control that, but what we can do is work with GSA, work with the City, and work with the citizens to set up the corporations that then will address those problems, and not only do the detail planning, but even the timing of when this will happen, but that is about really as far as we can go at the moment.

Now there are other instances when we can be a little more definitive, when we know that the wax museum space on the Mall, which you all know is not comparable; that is, the American Indian, and they'll say, but there are other museums in the works, where do they go. Well, we can work with the local community and the City to see what is going on in the City's mind, to think about what they are doing and whether or not the introduction of some Federal activity might spur that on. We can do that. But will the Federal Government cooperate?

MR. URQUHART: The more support this plan has, the more likely it is that the Federal Government will cooperate. It is, as I said before, a chicken and the egg problem. You can't design your implementation until you

have something which you are ready to implement.

MS ABRAHAMSON: You need the City's cooperation, as well.

MR. URQUHART: You know, Daniel Burnham's message was to dream big dreams, make big plans, to be visionary. We have to get some support, some cooperation, some encouragement for this framework, for this vision. We have some ideas about implementation, but we are really putting the cart before the horse if we try to design an implementation plan at this point. The political factions and various constituencies of the City and regions being what they are, that becomes an exercise in futility to design the implementation before you get at least a number of groups with some recognized authority saying, yes, this is a pretty good plan, or at least it is a pretty good framework, and we agree we have to have some kind of plan like this to go forth. It will change. Maybe it could be improved. You know, the McMillan Commission and the Burnham plans weren't all implemented, but they were largely implemented and in their spirit implemented, and we are all better off for it, and our grandchildren will be better off because of it.

MR. GRIFFITH: As far as the plan that says you must do that. . .Partly it comes from the fact that we recognize that because this is the national capital, we are not just exposing this to the national capital region. The video that you saw will be replaced by some other form of audiovisual presentation that will be national, so we expect to get input combination at large, and with that input it will make it easier for us to respond to their needs, and, therefore, easier for the Congress to enforce this.

MS ABRAHAMSON: How do you go national? I am just curious, being out in California.

MR. GRIFFITH: How do we go about this?

MS ABRAHAMSON: Yes. Do you have a meeting?

MR. GRIFFITH: That's a separate meeting, but we do it. But we can get, we believe, Congress behind it, we can get OMB behind it, the White House behind it, and we have the impetus, not just to say this is a great plan, but actually, as has been done in the past, but actually have some sort of presidential adoption or declaration that says agencies, follow this, we looked at this, we think this is great, and then we've got the avenue, it seems to me, to give them the kind of spaces for the Federal Government

before they run out, and we have leased spaces, as well as government-owned spaces. . .

But we could tie that in again with development occurring in the City, mesh them, where it is beneficial to both sides to mesh them, and move some of these forward quickly.

Now your question is how do we go national.

You go national in several ways. You go national through libraries, elementary schools, high schools, that have either a video or even are thinking of, even interactive computer, so that you not only can see what is going there at that spot in the nation's capital, but here is some other option, and put in the other option, hopefully look at it, and then what is the result of that, and the way computers are now, it is unbelievable. . .

MR. URQUHART: To respond to your how do you communicate with the nation question, we get the nation coming to us. This is tourism ground zero, as the Disney folks are now teaching us, and one of the things we want to do is set up exhibits and let the people who come here from the rest of the country tell us, give us some response, because part of our responsibility is to make this a better

nation's capital; are we getting there with this plan in terms of being the place for celebration, the place for communication, the symbol of the national government.

We look for a lot of feedback. We think we can get some news media response to that, too, that will help carry that message out.

CHAIRMAN BROWN: Adele Chatfield-Taylor.

MS. CHATFIELD-TAYLOR: To go the other extreme, how do you interact with the local planning commission. This is of interest to them. It is of interest, not only to this Commission, but also to that national audience.

MR. GRIFFITH: Yes. Two things: very carefully, but constantly.

The Mayor's representative on this Planning Commission is the head of the D. C. Planning, so they are aware of everything that we do. In developing this vision, for a period of time we had two of our staff people working within the D. C. Office of Planning, and one of their staff people working parttime at NCPC, so there was a meshing between them.

MS. CHATFIELD-TAYLOR: Have you done that as much . . .the territory, the conservation. . .how do you visit

back and forth about those things, and surely those are problems of this city, and as a city, as well as the national capital, I would assume there would be a strong influence in your choice of priorities.

MR. GRIFFITH: Absolutely. At this point we are conceptual. In that second stage that I talked about, we would be mostly engaged in that. In fact, we have spoken to the Office of Planning about the fact that there would be, essentially, a vessel that would include federal decision makers, local decision makers, and business groups to attack these issues that we see, whether they be in health, in education, how the Federal Government could contribute to solving this, et cetera.

We cannot do that at this stage. There is too much out there, too many feelings, so much input. For us to move in that direction, we have to really pull back and say we need the broad vision first, and then as you identify opportunity areas, focus in on the opportunity areas.

MS. CHATFIELD-TAYLOR: I was thinking as you were presenting it -- this is the third time I have seen it -- and I, first of all, thought it was very effective and very well done, and I think this presentation was better than it

has ever been prior, and more effective, and I was trying to imagine why is it hard to engage in conversation about it and how it would be, as you all move forward, have the conversation with your constituents, and the question always comes back to the fact that Washington is . . . city, and not just the nation's capital, and how you arrive at these conclusions, where you have these four large areas, the removing the barriers, . . . and how people will identify with those roles when there are pressing education problems, pressing housing questions, and so on, and how advancing those goals, if they are going to buy it, are going to affect them on the ground and improve their quality of life. It is a very difficult, innate problem, and I just wonder if you have had this conversation.

DR. ELWOOD: We have had it. We actually have gone out into the community, in all quadrants of the City, and actually we expected a lot of controversy about it, but we what we got was a lot of optimism, and a lot of very constructive, but welcome comments.

In fact, we expected that they would say we were taking over the City; instead they said do it, promote, and we were able to have discourse with the citizenry, and they

did see this. We were able to present it as an economic plan. Of course, there were concerns and those concerns have to be dealt with in a very delicate manner.

MS. CHATFIELD-TAYLOR: I am really talking about this as a colleague of yours, and talking about how the Commission can take the next step in planning. One of the reasons why I thought this presentation was better is because there were actual photographs of each division in there that go with the graphics that are so. . . , and obviously we all read plans, and that is both fun and interesting to imagine that kind of growing that you are talking about, but it will always be more of the audience projecting on something it doesn't recognize, their own situation, but you are growing all the time, you are taking the pattern, and I commend you for a real inspiration with those photographs of those situations you are describing.

CHAIRMAN BROWN: And the renderings are awfully good, as well.

MS. CHATFIELD-TAYLOR: All renderings are less good than some reality. I like the befores and after, which you were beginning to describe --

CHAIRMAN BROWN: I think the befores and after --

Go ahead.

MS. CHATFIELD-TAYLOR: I was just trying to figure out why it is there is so much talk about this, and I think it is because it is quite detached from reality. Any way you can bring it down to earth is good.

CHAIRMAN BROWN: One way occurred to me, which I think is probably useful in a local level, and particularly on a national level, if you are going out to try to garner support, is that all of these ideas have a price tag and they are going to involve a large amount of money, and there is only one funder that rich in the Capital --

MR. URQUHART: That's why we put it in the middle.

CHAIRMAN BROWN: But one thought I had -- maybe it has already begun, and you people should know -- is to do some before and afters elsewhere to show where planning seems to have made a positive difference, and also where the lack of planning demonstratively show to have screwed things up; if they only thought that eventually they would want a waterfront to be a park, then they wouldn't have allowed the warehouse to be built there, or whatever. I don't know to what extent that is do-able, or if, indeed, this is something that is a part of development nationwide.

NCPC, in a way, could be a leader nationally in the whole relevancy of the planning effort, which tends to be so abstract and so difficult and ingrown in some jargon, and if there are ways of demonstrating that your city is as good as it is -- Savannah is as glorious as it is because somebody a long time ago sat down with a piece of paper and thought how these squares would relate to the human scale -- and then there must be littered all over examples of, oh, if we only had more planning, if we had only thought it through we wouldn't have boxed ourselves in and strangled ourselves with spaghetti and a lot of that composition.

I don't know how that could be done, but it could make a very interesting presentation.

MS. CHATFIELD-TAYLOR: I made a note of the same thing, to explain what planning is, recognizing something that is not working or it is not maximized, and then you use some of these. . .also some things that people can identify with, dangerous situations, that are the kind of things to avoid, and that good planning is thoughtful planning, again bringing it home to the citizens of the importance of planning to Washington. I think you have a lot to be gained by explaining why planning matters, and not just to have it

an exercise.

I think that you, as people in Washington, have to recognize the danger of everybody out there thinking that it looks as though we can spend as much money as we want on this kind of academic exercise, that there are no constraints, and whether it could be argued that you are just actually moving on and then going through this incredibly expensive, elaborate, thoughtful process, but without the need to report to anyone, without a way of testing it, and I know how hard you are trying and how hard you have worked on it already, and how well you are doing, but there is a perception out there that it doesn't have the usual rigorous difficulties that planning does because of the oddness of the situation, that you are reporting to the President, you are reporting to the Congress, and I think that matters in your credibility and in your sense of mission, why you have to do it, but it has a practical outcome that will matter.

MR. GRIFFITH: Two things come to mind, and I am not suggesting that these are the answers, but I appreciate what you are saying.

One is that in going through this process we have

attracted the attention of some documentary makers, and they have suggested that we follow certain patterns or begin to follow that will identify other documentary makers -- Bundy, for example -- that might be interested in doing a documentary, not on this "Vision" per se, but on this national capital, getting a little into the value of planning, because it is, of course, a planned city and is the oldest in the United States, getting into that, how planning has meant so much to the city, this city, in particular over the centuries, and then how this, that looks to the future, and, you know, the value of this, and then think about this, and you have to think about the length, with 30 or 45 categories, and it can't be any longer than that, so there are all sorts of things. So that is on the one side.

On the other side I am reminded of the urban renewal days.

MS. CHATFIELD-TAYLOR: Me. too.

MR. GRIFFITH: Yes, and the clients that we developed were not the usual people, they were "planees", and the community did not relate to them, and there were members in this town that related the people to those plans. In fact, I think of the Southwest, because Southwest is a

local community, and the planners themselves learned a lot, because I recall that the issue then was housing, and we established a great organization dealing with housing, and maybe some community facilities, and we went out to the public and basically the public said "We want jobs", and we had to backtrack and form other organizations that produced jobs in conjunction with job training, in conjunction with quality, quality, et cetera.

There are examples in this town and there are examples throughout the country, and most people forget about them until they need another meal, but there are records of these. I think some combination of those two might create an early demonstration of how all of this fits together and how it can move forward, and then you can demonstrate that it has made a difference in terms of job opportunities and whatever.

One thing that has come up is the fact that there doesn't seem to be one place to train federal workers. Should there be a Federal Employee Institute -- should there be -- in terms of the changing job market which requires certain kinds of skills, certain kinds of education, and so on, and that is something that could occur here.

You know they have a Foreign Service Commission for the foreign services, so we are not picking up something that is not here, and we not only have had this put to us, but a very influential philanthropist has said to us, "Hey, this thing is so exciting, if you guys can get this going, I am willing to put up some dough". So you have several possibilities here that could be ongoing demonstrations.

We really haven't had time to focus on it. What I would love to do is to lay out some of this on paper and get back to you, because the authority of this Commission, speaking to Glen's permission here -- Glen, Glen --

MR. URQUHART: Yes, sir.

MR. GRIFFITH: As far as this Commission is concerned, the audience of this national capital are the Commission of Fine Arts and the National Capital Planning Commission, and so between us, it seems to me, we can begin to work out some strategies, we can get together with the Council, with Federal agencies, get together with private developers, and we will begin to move out from there.

MS. CHATFIELD-TAYLOR: The thing that worries me about this is that I don't need any more pieces of paper, but what we are after is, and I just want to make sure we

have a shared vision on this, and the difficulty is you don't want to be totally up there on Mars; on the other hand, you don't want to be just in reaction to the country, because that is meaningless and the issue changes every five minutes.

If I have a concern about opportunity later, it would be when you are talking about its adaptive use, which is a planning word. What you really mean is people, and there are either too few or too many, and that you are trying to figure out a framework for human life in this situation, and also in the nation's capital you have spires --

CHAIRMAN BROWN: We have to yield to our guests.

MS. CHATFIELD-TAYLOR: All right. Keep it as down to earth as you possibly can.

MR. BELFERMAN: To sort of question the reason why people are talking about this, and having watched this, and I have seen parts of it several times, suggests an answer. I mean it is kind of a structure, self-principled, as it were, and one of the problems is that you are talking very euphemistically about spokes, radii, broad plan designs, but as soon as you start thinking about it, I say wait a minute,

what are the practical stumbling blocks -- case in point -- and it came out of part of the Southwest community. It is great to talk about Federal development being a spearhead, whatever, but have you heard the quarrels? The developer had to fight for two years to get GSA -- sorry Jack -- to get GSA to say "SEC, you don't need it".

MS ABRAHAMSON: They haven't done it.

MR. BELFERMAN: Well, they are now. Finally they decided the chances to get the Supreme Court to overturn the Court of Appeals was dead, but after all that effort, and that doesn't bode well for the developer, so it is one of those things that can discourage one. That is why I mentioned it, not to avoid it, but to say these are problems that are going to continue to come up and at some point down the road this isn't going to work.

Southeast Federal Center is another example: I don't want to go down there. Well, if GSA doesn't have user authority, then we are whistling in the wind here.

Another problem, and it has been alluded to here, is the way in which our effort, our blueprint, connected with reality of what is going on. Let's take another case in point, Buzzards Point. Everybody, myself and a lot of

other people, were very excited about this area which used to be a public beach back some years ago becoming a metropolitan kind of square. Right now nobody is going to go to Buzzards Point. But there was an effort to try to coordinate their efforts to the various property owners, EPA, and now they want to all get together and decide who is going to give their parcel for the next Farragut Square, who should have an office building, and they could pull it off.

It has gotten to where they are competing against each other, and you wonder what is going to become of our interest to insure a green network with a necklace that narrows to a ribbon, you know, two people wide across the road from Buzzards Point. If there is enough concentration, it ends up being K Street, South, and wall to wall, cheek by jowls Washington offices. How is that going to impact our Southwest Capital Core.

I hear voices of things that have occurred and there are reasons to be discouraged. But the other thing that occurred to me, and there is so much anguish, and some of us are rather new to this, is let's rip up the roads to nowhere around the Kennedy Center. . .but at some point somebody is going to have to do a little bit of priortizing,

and if we are going to focus on the Kennedy Center, if you are going to focus for short term on moving the Southwest Freeway or South Capitol Street, one vehicle that has been suggested of getting the group together and having decisions made is something like a PADC type area with authority to carry out area plans. It is great to carry out all of this at once, but we all know that this is going to be phased.

MR. URQUHART: There is no question that that would be an interesting phase two.

MR. BELFERMAN: You have to look at them area by area, or maybe a couple areas at a time. The average person sits there and notes some of the realities we are butting up against. It encourages you to ask, you know, is this hindsight working, and so on, but if there weren't problems, we would be nowhere.

MR. URQUHART: Mr. Chairman, I wonder if we might just ask -- we haven't heard anything from George Hartman.

CHAIRMAN BROWN: I think he should be recognized.

MR. URQUHART: Yes. I just wanted to give him a chance.

MR. HARTMAN: I think that this is absolutely wonderful, compared to the drawing on the wall there, the

drawing you have been using, uses the Capitol as a center and not the Monument, and that is a very great change. You mentioned earlier the fact that the one major Federal agency located in the District is just east of North Capitol Street, and it is the beginning of going and opening up that whole zone in recent times, and it is an enhancement.

One of the things that puzzles me is that we know that the major development in the District downtown in or contiguous to the urban renewal are things like the Arena, the Stadium, the Convention Center, things like that, which are not mentioned either in the text or on the drawings and there is a huge impact that these have and the sitings for all of them are perhaps highly flexible.

I am not looking for answers, but the fact that they are not mentioned even in passing, and the dilemma that no one seems to be addressing, from my point of view, is if there is one flaw with the Southeast Federal Center and anything else is the separation between commercial and housing, and nowhere is this picked up, and it seems to me everyone would support this, and it is key in conjunction with the waterfront.

The neat thing about shifting the or unfolding the

map and having the whole picture is that you get the continuity of the waterfront, and where would that housing largely be going -- it might go in the direction of the waterfront. We are not going to perpetuate the Southeast Federal System; namely, putting the offices on the waterfront and nobody using it, backing up on the highway. I don't think we are going to build miles and miles of this. So that's a good place to start, it seems to me, because it is controllable, and it is by showing a couple of these projects straightened out -- There is something actually is worse than building something badly in the wrong place, and that is building Maryland and Virginia. So, the only guide is just to get going.

CHAIRMAN BROWN: Well, listen, I want to thank everybody for their time. I am delighted with this presentation. We are here to try to work as closely with you as possible and fight the good fight. I think we all share the dream of continuing this great work in the history of this town, and let's see where we go from here.

MR. URQUHART: Thank you for listening.

MR. GRIFFITH: I would like to think that this is the beginning of more joint meetings because they are

needed, and we truly need your input and your help.

MR. URQUHART: I think we need to be candid, and I guess we ought to thank Bob Peck in absentia for, as he said, talking turkey. I guess maybe that made it kind of productive, and let me be just as forthright: we need your help. If we don't start something, if we don't get some kind of visionary framework plan out there, we are going to get very, very bad development.

Things have, as you know, been very quiet for the last five years, because the economy has been very subdued, but we are going to see it again. We are going to see pressure for monuments right in the middle of the Mall, we are going to see pressures for memorials in the wrong place, we are going to see pressures suddenly for an office building for an agency that nobody thought of, but it is suddenly now necessary and an emergency. We don't have a fabric and a framework.

MR. HARTMAN: Exactly. Just one comment. We agreed that we weren't going land bank. Everybody I know that is successful in the business, land bank brought them out. You should have bought it last week. But then it is still not too late.

CHAIRMAN BROWN: That's right.

MR. GRIFFITH: Well, the District land bank, the Federal Government, it gets a little tricky politically.

MR. HARTMAN: That's right, but it's not impossible, and it's not here.

MR. URQUHART: But at least if we have a framework that says this is where you ought to be, you've got something that a congressman or a senator or committee could say, look, these are reasonable, somebody has thought this through, they have been around the United States talking about this, this isn't just my idea that came out yesterday. That's where we ask your help.

CHAIRMAN BROWN: Okay. Thank you very much.

(Whereupon, at 4:14 p.m., the meeting was adjourned.)

